

Walden Shores
Property Owners' Association, Inc
Meeting Minutes of the Board of Directors

Date: December 4, 2018
Time: 4:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren Herb Diabo, James Calamari .

Also Present: Deb Swinderman from Ability Management Company, and several owners.

Call to order: James Calamari called the meeting to order at 4:01 p.m.

Certifying Quorum for Directors: A quorum was established.

Proof of Notice: Notice of the meeting and Agenda was posted and mailed to all owners together with the 2019 proposed Budget in accordance with Florida Statutes ..

James Calamari motioned to approve and waive reading of October 2, 2018 minutes, Bruce McLaren seconded the motion, all approved.

Bruce McLaren motioned to appoint James Calamari as President, Allen Butler seconded the motion, all approved.

James Calamari motioned to appoint Jocelyne LaRochelle to the Board of Directors, Bruce McLaren seconded the motion, all approved.

Herb Diabo motioned to approve 2019 Landscape Contract with Juarez Landscaping, Jocelyne LaRochelle seconded the motion, all approved.

Allen then presented the Treasurer's report thru October 2018. His report is attached. Budget 2019: Herb Diabo motioned to approve the 2019 Adopted Budget, Jocelyne LaRochelle seconded the motion, all approved, setting assessments at \$350 per quarter for 2019.

Landscape Committee: Juarez has shown improvement, but clean up still needs improvement. **James Calamari will report on Master issues following this Thursdays Meeting, will bring information to the next Board Meeting.**

Other Business: Replace tree at 7001 with a silver buttonwood, have grapefruit tree removed at 7058, address tenant in 7013 concerning wood-crafting in the garage, address garbage can visible from the street at 7078. Discussion of Hospitality Committee: Committee will consist of Carol McLaren, Linda Butler, Lucy Diabo. ***Allen Butler motioned to limit budget of \$40 to new owner's welcome gift, Bruce Diabo seconded the motion, all approved.***

Next meeting: The next Board meeting shall be held on January 8th, 2019 at 4PM.

Adjourn: ***Bruce McLaren motioned to adjourn the meeting, Herb Diabo seconded the motion, all approved.*** The meeting was adjourned at 5:19 p.m.

Submitted by

Deb Swinderman CAM Ability Management