

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

Date: March 27, 2019

Time: 4:30 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

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 on March 25th 2019 in accordance with Florida Statutes..

Herb Diabo motioned to approve and waive reading of January 8th, 2019 minutes, Jocelyne Larochele seconded the motion, all approved.

Herb Diabo motioned to appoint Bruce McLaren as Vice President, Jocelyn Larochele seconded the motion, all approved.

Allen then presented the Treasurer's report thru February 2019. So far we are right on budget for the year and is report is attached.

Allen Butler led discussion of roof colors: Allen provided samples of colored tiles, recommended staying with the same low profile. Eagle and Barrell are the 2 main tile manufactures in Florida and take 20-22 weeks to order. In the March 14, 2018 BOD meeting the following resolution was passed "Be it resolved that when owners undertake to re-roof, both owners sharing the villas must agree to do the reroof project at the same time, using the same contractor and color and shape to be as closely matched to existing as possible. Once agreed, submission must be made for approval to the ARC, and no work may commence in advance of such approval". With this being said, all owners must have Walden Shores BOD approval first and then ARC approval from the Master. The BOD have agreed on Malibu Terracotta from Eagle, and Mandarin Sun from Barrel to date, they will obtain more sample colors for owners to view or requested owners to ask for a sample tile for approval.

Herb Diabo motioned to approve Lewis Tree Service, contracted by FPL to remove a total of 25 palm trees along Orange Blossom that are in interference with power lines at FPL's expense, Bruce McLaren second the motion, all approved. Deb Swinderman will contact Lewis Tree Service that any damages that may occur will be covered.

Landscape Committee: Tree leaning at 7059, recommend to remove

Next meeting: The next Board meeting shall be held on MAY 14, 2019 at 4PM.

Adjourn: ***Bruce McLaren motioned to adjourn the meeting, Herb Diabo seconded the motion, all approved.*** The meeting was adjourned at 5:30 p.m.

Submitted by: Deb Swinderman CAM Ability Management