

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

Date: September 10, 2019

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren Herb Diabo, James Calamari, **Absent:**
Jocelyne Laroche

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

Call to order: President 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 September 6th 2019 in accordance with Florida Statutes.

Previous Meeting Minutes: Bruce McLaren motion to waive the reading and approve Meeting Minutes of May 28, 2019, Allen Butler seconded the motion, all approved.

Allen then presented the Treasurer's report thru July 2019. As of July 31, 2019, the Operating Account: \$26,744, Reserves: \$146,323 and no delinquent dues. Complete report is attached: Allen noted that the Association is well funded and under budget.

President's Report: James Calamari led discussion that roofer contractors have been walking the community and knocking on doors to build up business.

Landscape Committee: Bruce McLaren led discussion that hard trimming is being done, need sod at 7073, and vegetation needs trimmed behind units along the wall. Bruce will also contact Juarez to order mulch for November installation.

Other Business: Deb Swinderman will contact Supreme Services to schedule power washing the sidewalks, driveways and gutters in the street for Mid-October. Allen Butler led discussion of moving mailbox at 7077 at the owner's expense. Owners asked if the Master Association can look at raised sidewalks that may cause a tripping hazard, throughout the community. Owners asked if a dryer vent cleaning service can be scheduled at the owner's expense. The Contractors at Kaufman Lynn have responded that they are not responsible for the cracks in the driveways.

Next meeting: The next Board meeting shall be held on November 12, 2019 at 4PM.

Adjourn: *Herb Diabo motioned to adjourn the meeting, Bruce McLaren seconded the motion, all approved.* The meeting was adjourned at 5:05 p.m.

Submitted by: Deb Swinderman CAM Ability Management