

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

**Date:** May 12, 2020

**Time:** 4:00 p.m.

**Location:** Teleconference Meeting, Naples, Florida

**Directors present:** Allen Butler, Herb Diabo, Jocelyne Larochelle, Bruce McLaren, Watson Thomas via phone

**Also Present:** Deb Swinderman from Ability Management Company, and a few owners.

**Call to order:** Bruce McLaren called the meeting to order at 4:14 p.m.

**Certifying Quorum for Directors:** A quorum was established with 5 directors present

**Proof of Notice:** Notice of the meeting and Agenda was posted in accordance with Florida Statutes on May 8, 2020.

***Bruce McLaren motioned to waive reading of 1/14/20 & 3/10/20 minutes, Jocelyne Larochelle seconded the motion, all approved. Watson Thomas motioned to approve the 1/14/20 & 3/10/20 Minutes as written, Jocelyne Larochelle seconded, all approved.***

**Allen then presented the Treasurer's report thru March 31, 2020.** Operating Account \$35,365, Reserves \$156,490, Owner's Equity \$21,438, also 2 delinquent quarterly dues, in which one the Management Company will try to contact the owner, and if no success, will be sent to collection through the Attorney. **Please see attached report.**

**Landscape Committee:** Discussion of upcoming hard cut in community will be scheduled in the near coming months.

**Discussion and Approval of foliage cleanout along fence between First Baptist:** *Allen Butler motioned to approve contract with Juarez Landscaping, not to exceed \$3500, for cleanout of overgrown foliage at 5 properties along the fence between First Baptist, Jocelyn Larochelle seconded, all approved.*

**Discussion of Roof Cleaning:** Bruce McLaren led discussion of upcoming community roof cleaning due in June 2020, with concerns of current company, Advanced Cleaning Solutions LLC, walking on roofs with damaged tile present. Mike Crescibene, owner of Advanced Cleaning Solutions joined the conference call to insure that the crew would not be walking on the roofs.

**Other Business:** Management will email owners to remind them parking over the sidewalks is a violation and subject to fining...

**Next meeting:** scheduled for September 8, 2020 at 4PM.

**Adjourn:** *Watson Thomas motioned to adjourn the meeting, Herb Diabo seconded the motion, all approved.* The meeting was adjourned at 5:36 p.m.

**Submitted by:** Deb Swinderman CAM Ability Management