

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

Date: July 21, 2020

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Herb Diabo, Jocelyne Larochelle, Bruce McLaren, and Watson Thomas.

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

Call to order: Bruce McLaren called the meeting to order at 4:03 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 July 17, 2020.

Jocelyne Larochelle motioned to approve and waive reading of May 12, 2020 minutes, Watson Thomas seconded the motion, all approved.

Allen then presented the Treasurer's report thru June 30, 2020. Operating Account \$45,411, Reserves \$158,747, Owner's Equity \$22,765, also no delinquent quarterly dues. **Please see attached report.**

Landscape Committee: Jocelyne Larochelle led discussion that she will speak to Juarez about replacing a few ixora, jasmine, and cocoplum in various areas, possibly replacing rubber edging around mailboxes, trimming oak trees at 7042 and 7062 that are over the lake. She also suggested possible solar lighting around the mailbox area, so they will be more visible at night.

Establish Fining Committee: The BOD will be seeking 3 volunteers to serve on a Fining Committee which led to discussion of changing the time of BOD meetings to evenings so more owners would be available to attend and get more involved. ***Herb Diabo motioned move BOD meetings from 4 PM to 7PM, Watson seconded, this was approved with 4 yes votes and 1 no vote. Next meeting is scheduled September 8, 2020.***

Establish Emergency Contact List for Owners: Management will compile a list of ICE contacts and update records, also update the sales and rental applications to request this information for new owners.

Other Business: Due to a recent dog bite from an unleashed pet, led to BOD to discuss obtaining a Pet Registration Form to be completed by all owners to ensure all pets have required vaccinations. ***Herb Diabo motioned that a Pet Registration Form be completed by all owners that have a pet, Jocelyne Larochelle seconded, all approved.***

Allen Butler led discussion of on-going problems of owners not renewing leases in a timely manner. At a previous BOD meeting held on 11/13/14, a motion was passed that if a lease renewal request was not received on time, the \$100 fee will be charged like for a new lease. ***Bruce McLaren motioned to enforce this passed motion, and require a new application with \$100 fee along with interview, Jocelyne Larochelle seconded, all approved.***

Adjourn: ***Bruce McLaren motioned to adjourn the meeting, Herb Diabo seconded the motion, all approved.*** The meeting was adjourned at 5:20 p.m.

Submitted by: Deb Swinderman CAM Ability Management

