

Walden Shores

Property Owners' Association, Inc

Meeting Minutes of the Board of Directors

Date: October 13, 2020

Time: 7.00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Herb Diabo, Jocelyne Larochelle, Bruce McLaren, and Watson Thomas. Also, Deb Swinderman from Ability and a few owners.

Call to order: Bruce McLaren called the meeting to order at 7 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 October 9, 2020.

Herb Diabo motioned to approve and waive reading of July 21, 2020 minutes, Jocelyne Larochelle seconded the motion, all approved.

Allen then presented the Treasurer's report thru August 31, 2020. Operating Account \$40,109, Reserves \$145,958, Owner's Equity \$26,036, also no delinquent quarterly dues. **Please see attached report.** Also, Allen led discussion on budget control, to authorize Property Manager to approve routine expenses that do not exceed current budget, to authorize Landscape Committee to make required expenditures up to the limit set in Act. 7605, all non-routine expenditures must be approved by the BOD.

Landscape Committee: *Jocelyne Larochelle led discussion to upgrade mulch to coco brown color, cost is \$1656. Herb Diabo motioned to approve, Watson Thomas seconded, all approved.*

Also, new sod was placed behind units on the east side, where the area was recently cleared. Walkaround is scheduled for tomorrow to inspect areas for possible plant replacement.

Herb Diabo motioned move BOD meetings from 7 PM to 4 PM, Jocelyne LaRoche seconded, all approved Next meeting scheduled Budget Adoption Meeting on November 10, 2020. The proposed 2021 Budget will be mailed to homeowners within the next few days.

Parking Issues: There are still problems with owners parking and blocking sidewalks, Manager will continue to issue warning stickers.

Painting Committee: Linda Butler, Pat Thomas, Lucy Diabo, Carol McLaren and Jocelyne Larochelle volunteered to serve on the painting committee.

Mailbox Painting: In 2021, Possibly painting all mailboxes with a gloss look, and looking into installing rocks around the posts, we will seek bids for this project.

Owners Duty to Insure: In the Association Documents section 8.2, it states that each parcel owner is responsible for insuring the real and personal property within his own parcel and residence. Each owner must recognize that he bears financial responsibility for any damage to his property and liability to others that would otherwise be covered by such insurance liability including all risk, flood, liability, etc. BOD will seek council in regards to homeowners not insuring their property, and what action is taken.

Any other business: Discussion regarding seasonal renters: ***Bruce McLaren motioned that only a background check with the rental application will be required for seasonal renters and interviews will not be required, Allen Butler seconded, all approved.***

Adjourn: *Herb Diabo motioned to adjourn the meeting, Watson Thomas seconded the motion, all approved.* The meeting was adjourned at 8:40 p.m.

Submitted by: Deb Swinderman CAM Ability Management

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