

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

Date: November 11, 2020
Time: 4:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

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

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

Call to order: Bruce McLaren called the meeting to order at 4:00 p.m.

Certifying Quorum for Directors: A quorum was established with 4 directors present

Proof of Notice: Notice of the meeting and Agenda was posted and mailed to all owners together with the 2021 proposed Budget in accordance with Florida Statutes..On 10/26/20

Jocelyne Larochelle motioned to approve and waive reading of October 13,2020 minutes, Bruce McLaren seconded the motion, all approved.

Allen then presented the Treasurer's report thru October 2020. His report is attached. Allen led discussion on 2021 Budget, keeping the assessment the same as last year, only reserving for roof cleaning this year, the rest of the Reserves are fully funded. Line item Unbudgeted Expenses is \$4830 for possibly mailbox painting and rocks, applied \$4500 to income from prior year surplus to keep assessments the same.

Budget 2021: Allen Butler motioned to approve the 2021 Adopted Budget, Jocelyne LaRochelle seconded the motion, all approved, setting assessments at \$350 per quarter for 2021. Same as previous year..

Landscape Committee: Jocelyne Larochelle discussed changing shrubs out around utility boxes, courtyards, suggestions are welcome on what to replace original shrubs with. New mulch was just installed with the coco brown, there is extra on hand if needed.

Other Business: Sabrina's Window Cleaning is offering a discounted service in December, call 219-0656 for available dates and pricing if you are interested. Duty to Insure was discussed from a follow up letter from Attorney Robert Murrell, which is attached: Painting Committee is meeting with Sherwin Williams this Thursday to discuss new colors for the community.

Next meeting: The next Board meeting shall be held on January 12, 2021 at 4PM.

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

Submitted by: Deb Swinderman CAM Ability Management