

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

**Date:** January 12, 2021

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

**Location:** Walden Oaks Clubhouse, Naples, Florida

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

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

**Call to order:** Bruce McLaren called the meeting to order at 4:02 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 and e-mailed in accordance with Florida Statutes on 1/7/21.

***Jocelyne Larochelle motioned to approve and waive reading of November 10,2020 minutes, Herb Diabo seconded the motion, all approved.***

**Allen then presented the Treasurer's report thru October 2020.** His report is attached. Current owner's equity if \$20,806., notable expenses, pressure washed bldgs, driveways and walkways, upgrade mulch color, financial compilation for a total of \$7106.

**Landscape Committee:** Jocelyne Larochelle led discussed that there are no issues at this time.

**Painting Committee Update:** The committee has been working with Sherwin Williams to select a 4 - color scheme, which will be approved at another Board meeting within 2 weeks.

**Mailbox Painting Update:** ***Jocelyne Larochelle motioned to approve to not exceed \$7000 to paint mailboxes, lay pavers and stone, with underlayment, Watson Thomas seconded, all approved.*** No flowers will be planted in the beds.

**Possible Assessment/Walden Shores/Walden Oaks:** Discussion of possible Resale Capital Contribution of \$1000 for Master Association, and possible \$500 for Walden Shores Association. More information will be available at a later time.

**Review of Rules and Regs:** Discussion of continuing violations of trash cans not being put away in a timely manner, and residents not picking up their pet waste, and garage doors staying open, the Board will continue to work on forming a fining committee .Management will contact owners of various violation.

**Next meeting:** The next scheduled meeting is the Annual Members Meeting and shall be held on March 9, 2021 at 4PM.

**Adjourn:** ***Herb Diabo motioned to adjourn the meeting, Watson Thomas seconded the motion, all approved.*** The meeting was adjourned at 5:40 p.m.

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

