

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

Date: May 11, 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 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 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.

Watson Thomas motioned to approve and waive reading of January 26, 2021 minutes, Jocelyne Larochelle seconded the motion, all approved.

Allen then presented the Treasurer's report thru **March 2021**. His report is attached. Current owner's equity is \$15,029., notable expenses, Plant replacements \$810, Mailbox Project, \$8013. Operating: \$31,415, Reserves: \$150,201, Upcoming Roof Project will be \$98,772, currently over budget by \$3093.

Landscape Committee: Jocelyn Larochelle led discussed that the weeds are in control, Ed Napier cleaned pump filters so sprinkler system is working much better.

Painting Committee Update: Painting is still scheduled for fall 2021.

Discussion of Parking Issues: We have many residents who are not pulling up far enough to allow access to the sidewalk, and parking on the street is not allowed, warning stickers will be placed on cars.

Discussion of Garage Use: No business or commercial activity shall be conducted in or from any residence. Garages shall not be converted to any other use other than parking cars.

Discussion of Short Term Rentals: The term for leasing is a minimum of 30 days no more than 3 times per year

The next scheduled meeting will be determined, discussion to possibly change to the 3rd Tuesday of the month, so monthly financials will be complete...

Adjourn: ***Watson Thomas motioned to adjourn the meeting, Herb Diabo seconded the motion, all approved.*** The meeting was adjourned at 5:35 p.m.

Submitted by: Deb Swinderman CAM Ability Management