

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

Date: July 20, 2021

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

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

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

Call to order: Jocelyne Larochelle called the meeting to order at 4:00 p.m.

Certifying Quorum for Directors: A quorum was established with 3 directors present.

Proof of Notice: Notice of the meeting and Agenda was posted and e-mailed in accordance with Florida Statutes on 7/16/21.

Jocelyne Larochelle motioned to approve and waive reading of May 11, 2021 minutes, Watson Thomas seconded the motion, all approved.

Allen then presented the Treasurer's report thru June 2021. His report is attached. Current owner's equity is \$19,379., notable expenses \$1200, Upcoming Painting Expense \$98,772, Operating: \$34,131, Reserves: \$152,139, currently over budget by \$5069 .

Landscape Committee: Jocelyne Larochelle led discussion that several areas were updated with new plants, cost of \$2100 paid from plant replacement reserves.

Painting Committee Update: Painting is still scheduled for first week in October 2021, estimating to take 4 weeks, weather permitting.

Coach Lamps and Landscape Lighting: Colored bulbs are not allowed in the coach lamps. And landscape lighting must be approved by the ARC Committee.

Overdue Leases: Only 1 lease is still overdue for renewal, owner must set up an interview with the BOD and the tenant, and also submit a new application with fee.

Review Outstanding Violations: 7029 clean drain, 6941 clean gutters, 6986 repair screen, 6998 repair screen and gutter, 7058 repair screen.

Adjourn: ***Watson Thomas motioned to adjourn the meeting, Jocelyne Larochelle seconded the motion, all approved.*** The meeting was adjourned at 4:53 p.m.

Submitted by: Deb Swinderman CAM Ability Management