

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

Date: January 18, 2022

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren, Jocelyne Larochelle, and Watson Thomas, Joe Gardner

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

Call to order: Joe Gardner 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 1/14/22.

Jocelyn Larochelle motioned to approve and waive reading of 11/16/21 minutes, Allen Butler seconded the motion, all approved.

Allen then presented the Treasurer's report thru November 2021. His report is attached. Current owner's equity is \$23,251. Operating: \$36,128, Reserves: \$67,542, currently over budget by \$3530. We added \$500 to the general reserves from a sale and will have another one soon.

Landscape Committee: Tree Trimming and cost, on the wall side will be discussed at the upcoming Master meeting, mulch is still out of stock, but will fill in certain side areas when it is available. There is no mulching behind the units or behind shrubs.

Any other Business: Discussion of power washing the wall on OB will be addressed at the Master Meeting, Bruce led discussion regarding draining overflow issues: look at elevation, overgrowth of trees are not allowing sod to grow, once trees are trimmed, sod will get more sunlight. Window washing is scheduled for 2/2/22 for those who signed up. Allen presented the most recent walkaround report in which Deb will contact the owners regarding these issues.

The BOD are asking residents to leave their coach lights on throughout the evening to help light up the community. Discussion to schedule a meet and greet to welcome new owners.

Next Meeting is the 2022 ANNUAL MEETING , March 15, 2022

Adjourn: Watson Thomas motioned to adjourn the meeting, Jocelyne Larochelle seconded the motion, all approved. The meeting was adjourned at 5:00 p.m.

Submitted by: Deb Swinderman CAM Ability Management