

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

**Date:** July 18, 2022

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

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

**Directors present:** Allen Butler, Jerzy Serafin, Bruce McLaren - Jocelyne Larochele was absent

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

**Call to order:** President Bruce McLaren 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 7/15/22.

***Jerzy motioned to approve and waive reading of 5/17/22 minutes, Allen Butler seconded the motion, all approved.***

***Allen Butler motioned to appoint Terry Cala to serve as Director until end of term in 2024, Bruce McLaren seconded, all approved.***

**Allen then presented the Treasurer's report thru June 30, 2022.** His report is attached. Current owner's equity is \$28,452. Operating: \$39,602, Reserves: \$64,234, currently over budget by \$2010, notable expenses: trim trees over lake, \$1750, Sod \$700, Drain Pipe repair \$880.

**Reports of Officers:** Bruce led discussion for pricing of dryer vent cleanout , bulk price for owners is approximately \$60, looking into ac duct cleanout as well, general discussion of present tennis/pickleball court issues, many owners upset that it is not usable, and still waiting on the county for permits. Richard Kemp has provided the drawings with the new scope of work.

**Update of Roof a Cide Treatment:** Work has been completed, the application is to prevent mold and algae growth ( which may cause plants to lose leaves) for a 2 year period,as well as a roof inspection for damaged tile. The following addresses will be serviced in July 2023, 6976/6982, 7002/7006, 7018/7022, 7030/7026, 6985/6981, 6937/6933, due to new roofs. They have provided a report of all damaged tile which is available to owners upon request.

**Lease Approvals:** ***Bruce McLaren motioned to appoint one Board Member- Allen Butler to approve upcoming leases in the community, Jerzy seconded, all approved, Sales Approvals will remain the same for majority of Board Approval.***

**WITH SADNESS, PAST BOARD MEMBER HERB DIABO HAS PASSED AWAY, WE WILL MISS YOU HERB.**

**Adjourn:** ***Allen Butler motioned to adjourn the meeting, Bruce McLaren seconded the motion, all approved.*** The meeting was adjourned at 5:44 p.m.

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