

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

**Date:** September 20, 2022

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

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

**Directors present:** Allen Butler, Bruce McLaren, Jocelyne Laroche, Terry Cala - Jerzy Serafin 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 4:06 p.m.

**Certifying Quorum for Directors:** A quorum was established with 4 directors present.

**Proof of Notice:** Notice of the meeting and Agenda was posted and e-mailed in accordance with Florida Statutes on 9/16/22.

***Jocelyne motioned to approve and waive reading of 7/18/22 minutes, Terry seconded the motion, all approved.***

**Allen then presented the Treasurer's report thru August 31, 2022.** The Association is in good financial shape, Current owner's equity is \$21,289. Operating: \$38,050, Reserves: \$53,865, currently under budget \$7304.

**Pickleball: 9/1/22 Meeting with Attorney:** Attorney Chris O'Connell stated in Section 4.1 and other locations, defines guests and invitees as guests are living in homes, invitees are individuals invited by the owner/renter. Invitees have the same rights as owners/renters to use amenities. There is no limit to invitees, but the Board may pass rules and regs to limit invitees and set up court rules. Attorney O'Connell also stated that no material alteration vote is required by Walden Oaks Documents. Everyone is encouraged to attend the Master Board Meeting scheduled for 9/22/22, Thursday evening to further discuss issues of equal playtime for everyone in the community, how to monitor non-residents, and how the project is projected for completion.

**Drain Pipe Responsibility:** Discussion of drain pipes that are failing: this is an on going issue to keep replacing this pipes, either damaged from equipment or failing to keep gutters/downspouts clean so the pipes do not get clogged. **Bruce motioned that if the pipe is damaged from Association Activity, the Association will be responsible for the repair, but if damage is due to age or lack of proper maintenance from the homeowner, the homeowner will be responsible, Terry seconded, all approved. .**

**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