

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

Date: November 15, 2022
Time: 4:00 p.m.
Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Jocelyne Larochelle, Jerzy Serafin and Terry Cala, Bruce McLaren was absent,

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

Call to order: Jerzy Serafin called the meeting to order at 4:00 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 mailed to all owners together with the 2023 proposed Budget in accordance with Florida Statutes on 11/1/22.

Jocelyn motioned to approve and waive reading 9/20/22 minutes, Allen seconded the motion, all approved.

Allen then presented the Treasurer's report thru Oct 2022: His report is attached. Operating: \$52,713, Reserves: \$58,014 Owners Equity: \$28,088, notable expenses are pressure washing, sod, Hurricane cleanup and sprinkler repairs. Allen led discussion on 2023 Budget, raising the quarterly fee to \$375, due to increase Reserves to fund roof cleaning, grounds maintenance increased 3%, used only \$3000 from prior year surplus. Also noted to vote at Annual Meeting to move Reserve Interest to Reserve General Use.

Budget 2023: *Jerzy motioned to approve the 2023 Proposed Budget, Terry seconded the motion, all approved, setting assessments at \$375 per quarter.*

Landscape Committee: Jocelyne Larochelle discussed there is walkthrough scheduled with Juarez tomorrow to look at damaged plants and sod from Ian, also control overspray of weed killer that affect the plants.

Any other business: ***Jerzy motioned that Terry Cala represent Walden Shores (in absence of Bruce McLaren) at Master Budget Meeting 11/17/22, Jocelyn seconded, all approved,*** regarding questions concerning the increase in the budget as well as the current pickleball issue. Owner questioning to install an A/C unit in garage, required ARC approval. Jerzy provided sample of metal roof to review. Joe Clawson volunteered to help with mailbox repairs.

Next meeting: The next Board meeting shall be held on January 17, 2023 at 4 PM

Adjourn: *Allen motioned to adjourn the meeting, Jocelyn seconded the motion, all approved.* The meeting was adjourned at 5:00 p.m.

Submitted by: Deb Swinderman CAM Ability Management