

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

Date: January 17, 2023

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren, Jocelyne Larochele, Terry Cala and Jerzy

Serafin

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 5 directors present. Proof of Notice: Notice of the meeting and Agenda was posted and e-mailed in accordance with Florida Statutes on 1/13/23.

Jerzy motioned to approve and waive reading of 11/15/22 minutes, Jocelyne seconded the motion, all approved.

Allen then presented the Treasurer's report thru November 30, 2022. The Association is in good financial shape, Current owner's equity is \$21,289. Operating: \$43,464, Reserves: \$58,029, currently under budget \$14,546. Notable expenses: \$98 sprinkler repair, (Operating)

\$15,000 Roof treatment, \$1287 Sod (Reserve)

Board Discussion of Rentals: 7075 Lone Oak Lease renewal is approved, 7078 Lone Oak, expired lease, needs to renew, 6993 Lone Oak, permission granted to extend stay to Feb 28, 2023.

REMINDERS: Hotwire will host Town Hall Meeting on 1/19/23 Annual Meeting is scheduled for March 21, 2023 at 4 PM

Meet and Greet is scheduled for February 11, 2023

Adjourn: Terry motioned to adjourn the meeting, Jerzey seconded the motion, all approved. The meeting was adjourned at 5:27 p.m.

Submitted by: Deb Swinderman CAM Ability Management