

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

Date: May 16, 2023

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren, Jocelyne Laroche, Terry Cala - **ABSENT:** Jerzy Serafin

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

Call to order: President Terry Cala called the meeting to order at 4:03 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 5/5/23

Allen motioned to approve and waive reading 1/17/23 and 3/21/23 minutes, Jocelyne seconded the motion, all approved.

Allen then presented the Treasurer's report thru May 16, 2023. The Association is in good financial shape, Current owner's equity is \$33,640. Operating: \$86,440, Reserves: \$68,031, currently under budget \$4810. Notable expenses: \$350 Meet and Greet, (Operating). Three owners are delinquent on their quarterly assessment.

Jocelyne led discussion of landscaping, removing ficus along driveway at 6981, waiting on a revised proposal for tree trimming from Sterling Tree Service.

Terry led discussion of Safety and Security with a power point presentation, this was emailed to all owners. We encourage everyone to review it as it provides a lot of important information.

Any other Business: John Lenardi (7061) asked for the Board's consideration of allowing metal roofs that resemble clay barrel roofs, due to the cost of insurance and low supply of clay tiles.

Board is asking owners to use dawn to dusk light bulbs to help keep the community lit up at night.

The members of the community presented Bruce McLaren a token of their appreciation for all the years of serving as President of the Board.

Allen Butler motioned not to renew lease for 7075 expiring on June 30, 2023, due to late renewals, not picking up dog waste, not leashing dog, abundance of pots, furniture, and general outside appearance of the unit, Jocelyn seconded the motion , all approved.

Adjourn: Terry motioned to adjourn the meeting, Allen seconded the motion, all approved. The meeting was adjourned at 5:30 p.m.

Submitted by: Deb Swinderman CAM Ability Management

