

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

Date: July 18, 2023

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren, Jocelyne Larochelle, Terry Gala - Via Zoom:

Jerzy Serafin

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

Call to order: President Terry Gala 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 7/14/23.

Bruce motioned to approve and waive reading 5/16/23, Jocelyne seconded the motion, all approved.

Allen then presented the Treasurer's report thru May 31, 2023. The Association is in good financial shape, Current owner's equity is \$35,223. Operating: \$47,071, Reserves: \$66,700, currently under budget \$6394. Notable expenses: \$1017 landscaping, \$2215 tree trimming. (Operating). \$1380 remove shrubs and install (Reserve) Two owners are delinquent on their quarterly assessment.

Discussion of Japanese Blueberry Trees: Ed Klaiber joined meeting via phone to discuss issues with 14 JBT that are deceased from root trunk rot, and the need for maintenance to include treatments,(custom fertilizer blend, insecticide, and fungicide), inspections and inventory and date management. **Allen motioned to approve 2 treatments this year for \$1600, Jocelyne seconded, all approved.** Additional treatments will be considered after review of reports.

Roof Tile: Discussion to form a Roof Committee to research benefits, style and cost for metal roofs to be added to the ARC for consideration, Bruce motioned to appoint Jerzy Serafin, Gary Parrish, John DiRado, and Stewart Haley, to serve on the Roof Committee, Jocelyne seconded, all approved.

NOTED, MASTER ASSOCIATION IS SCHEDULED FOR 7/20/23 TO VOTE ON CABLE DISTRIBUTOR.

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

Submitted by: Deb Swinderman CAM Ability Management