

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

Date: September 19, 2023

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Bruce McLaren, Jocelyne Larochelle, 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 4:00 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 9/15/23.

Allen motioned to approve and waive reading of minutes for 7/18/23 and 9/6/23, Bruce seconded the motion, all approved.

Allen then presented the Treasurer's report thru July 31, 2023. The Association is in good financial shape, Current owner's equity is \$36,412. Operating: \$58,215, Reserves: \$71,762, **Note: \$18,000 was moved from Interest to General Use.** . Notable expenses from Reserves: \$1741 landscaping, Seven owners are delinquent on their quarterly assessment.

Reports from Officers: Discussion of irrigation issues regarding scheduled wet checks, dead sod and trees, one treatment for Japanese Blueberry trees has been completed, one more scheduled for this year, discussion of dryer vent cleaning and window cleaning, will be sending out information to owners to sign up for a bulk discounted price.

Roof Tile: Discussion from previous meeting to revise Architectural Planning Criteria to add metal tile as an option with roof replacement, Bruce motioned to approve metal tile from Queen Tile, with Terra Cotta color, and Tile Core ,with Antigay color, Terry seconded, all approved.

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

Submitted by: Deb Swinderman CAM Ability Management