

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

**Date:** November 21, 2023  
**Time:** 4:00 p.m.  
**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, Jocelyne Laroche, Terry Gala, Bruce McLaren - Jerzy Serafin was absent

**Also Present:** Deb Swinderman from Ability Management Company, and a few owners. **Call to order:** Terry Cala called the meeting to order at 4:01 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 2024 proposed Budget in accordance with Florida Statutes on 11 /6/23.

**Allen motioned to approve and waive reading 9119123 minutes, Bruce seconded the motion, all approved.**

**Terry Cala** led discussion of security gate which will be discussed at the upcoming Master meeting. Also reminding owners to stay concerned of any elderly neighbor who may need help.

**Allen Butler.** led discussion on 2024 Budget, raising the quarterly fee to \$395, due to increase in Reserves to fund painting, grounds maintenance increased 3%, used \$5000 from prior year surplus

**Budget 2024: Bruce McLaren motioned to approve the 2024 Proposed Budget, Terry seconded the motion, all approved, setting assessments at \$395 per quarter.**

**Landscape Committee:** Discussion of Japanese Blueberry Trees, after one treatment of custom fertilizer blend, insecticide, and fungicide, there is fresh new growth and looking healthy, report is available next week, one more treatment is scheduled for this year.

Any other business: **Meet and Greet scheduled for February 10,**

**Next meeting:** The next Board meeting shall be held on January 16, 2024 at 4 PM

**Adjourn: Allen motioned to adjourn the meeting, Bruce seconded the motion, all approved.** The meeting was adjourned at 5:15 pm.

Submitted by: Deb Swinderman CAM Ability Management