

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

**Date:** January 16, 2024

**Time:** 4:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples, Florida

**Directors present:** Allen Butler, Bruce McLaren, Jocelyne Larochelle, Terry Cala and 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 4:01 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 1/12/24.

***Terry motioned to approve and waive reading of minutes for 11/21/23, Bruce seconded the motion, all approved.***

**Allen then presented the Treasurer's report thru 1/16/24.** The Association is in good financial shape, Current owner's equity is \$34,412. Operating: \$69,908, Reserves: \$78,208 . Notable expenses: pressure washing deposit,\$3225, Japanese Blueberry treatment \$1600, tree trimming \$2215, irrigation repairs \$307. Seven owners are delinquent on their quarterly assessment. **Allen motioned to move \$30,000 from Operating Account to ICS (Insured Sweep Account) at 2.75 % and \$60,000 from Reserve Account to a 3 month CD at 4.85%, Jocelyn 2<sup>nd</sup>, all approved.**

Terry led discussion of Hotwire Update: Consultation with owners will be by phone or in person, Install scheduled for March, and return all equipment to Comcast or UPS store before the May 31, 2024 deadline.

Reminder of Meet and Greet scheduled for 2/10/24, flyers will be put on outside of every mailbox, don't forget to RSVP. Renters are also welcome.

Landscape Corrections: 6981, rope on tree, 6961 sprinkler repair due to Hotwire, 6941 tree growing out of bushes, 7065 hedges behind are overgrown, 7069 hedges behind are overgrown, 7070-7078 chinch bugs in back yard, 7073-7075 sod between units is dead.

.

**Adjourn: *Terry motioned to adjourn the meeting, Bruce seconded the motion, all approved.*** The meeting was adjourned at 5:38 p.m.

Submitted by: Deb Swinderman CAM Ability Management