

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

Date: May 21, 2024

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Lynda Allard , Jocelyne Larochele, 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 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 5/16/24.

Allen motioned to approve and waive reading of minutes for 1/16/24, 3/19/24, Jocelyne seconded the motion, all approved.

Allen then presented the Treasurer's report thru 5/21/24. , Current owner's equity is \$34,101. Operating: \$55,121, Reserves: \$90,453 Notable expenses: legal \$1420 ,Irrigation electrical panel \$740 Bougainville \$450 Meet and greet \$436 Ten owners are delinquent on their quarterly assessment.

Terry led discussion of Proposed Amendment regarding the election process of officers. Since the last Annual Meeting in March, we contacted the Council to determine the process of nominating from the floor which is currently stated in our documents, history shows that we have not followed this practice since early 2000. Discussion to add new language to Documents to include a 60 Day First Notice, including a written notice of intent not less than 40 days before the election, 14 Day Second Notice with Candidate Information Sheets, and at least 20% of voters are required to cast ballots, discussion that additional research of the Declaration and Bylaws, looking at the documents in full before adding an Amendment.

Allen led discussion that the grace period for quarterly fees is 10 days, after which, a \$25 late fee along with interest is added to the balance, we currently have 10 delinquent owners, and Ability is implementing a module with their new software to provide late notice letters to be sent.

Violation Process: The current Violation Process is as follows: call from Property Manager, 1st letter 30 days, 2nd letter 15 days, 3rd letter invitation to a Fines Hearing with a Notice of Fine with an established Fining Committee.

Discussion of Metal Roof Colors: Lynda motioned to approve Tilcor – Antica Style – colors Provence and Turin. .Queentile – color Terracotta, Jerzy seconded, Terry voted yes, Allen and Jocelyne voted no, this passed with majority of 3 yeses.

Landscape Bidding: We are working on getting at least 3 bids to review to possibly change landscape company, more discussion to follow...

Adjourn: Terry motioned to adjourn the meeting, Allen seconded the motion, all approved. The meeting was adjourned at 6:08p.m.

Submitted by: Deb Swinderman CAM Ability Management