

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

**Date:** July 16, 2024

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

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

**Directors present:** Allen Butler, Terry Cala, - Jerzy Serafin via zoom. Absent were Lynda Allard and Jocelyne Larochelle.

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

**Call to order:** President Terry Cala called the meeting to order at 4:04 p.m.

**Certifying Quorum for Directors:** A quorum was established with 3 directors present.

**Proof of Notice:** Notice of the meeting and Agenda was posted and e-mailed in accordance with Florida Statutes on 7/12/24.

***Allen motioned to approve and waive reading of minutes for 5/21/24, Jerzy seconded the motion, all approved.***

**Allen then presented the Treasurer's report thru 6/30/24.** , Current owner's equity is \$34,101. Operating: \$48,785, Reserves: \$76,641 Notable expenses: Roof cleaning, \$14,784, Bee Removal \$1050 Three owners are delinquent on their quarterly assessment.

**Terry led discussion of HB1203:** A copy of the new bill will be emailed to every owner for their review to note specific changes that will affect Walden Shores, such as Board Members are to obtain a Certificate of Completion which is valid for 4 years, and are required to complete 4 hours of continuing education each year, also the Association may not prohibit an owner from parking his work vehicle (which is not a commercial motor vehicle as defined in s.320.01 (25), in his driveway. Please review the entire House Bill 1203 and let us know if you have any questions.

**Terry led discussion of Bylaw changes:** The Covenants, Articles of Incorporation, and Bylaws were rewritten in August 2008, we will be emailing these to every owner (along with Amendments) to insure everyone has a copy, so we will start to revise the Bylaws to include up to date information and clarification.

**Allen motioned to approve to schedule an ice cream social in Mid August, Terry seconded, all approved**

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**Adjourn: *Terry motioned to adjourn the meeting, Allen seconded the motion, all approved.*** The meeting was adjourned at 5:27 p.m.

**Submitted by:** Deb Swinderman CAM Ability Management

