

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

Date: September 26, 2024

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples, Florida

Directors present: Allen Butler, Terry Cala, Jocelyne Larochele - . Absent were Lynda Allard and Jerzy Serafin

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 9/23/24.

Allen motioned to approve and waive reading of minutes for 7/16/24, Jocelyne seconded the motion, all approved.

Allen then presented the Treasurer's report thru 8/31/24. , Current owner's equity is \$37,756. Operating: \$49,656, Reserves: \$82,822 Notable expenses: Replace Irrigation clock \$1264, reconnect new clock to zones \$2740, check irrigation electrical panel \$135, Bee Removal \$175, remove 3 trees, \$930, Three owners are delinquent on their quarterly assessment.

Landscaping Update: Terry led discussion: BOD interviewed 3 landscaping companies, All Green, Green Heron, and Growth Management, all 3 were impressive with positive references. The key difference is the pricing, in which BOD will possibly visit properties that are currently maintained under their contracts, more to follow

Terry led discussion of Bylaw changes: The Covenants, Articles of Incorporation, and Bylaws were rewritten in August 2008, Terry briefly went through the By Law section of the Documents the key points, the current change would be Section 4.3 Nominations and Elections to reflect 60 day First Notice, 14 day Second Notice with possible Candidate Information Sheet if there are more candidates than there are Directors to be elected, balloting is required. Where balloting is required, Directors shall be elected by majority of votes cast, provided that at least 20% of voters cast ballots, more to follow.....

Adjourn: Terry motioned to adjourn the meeting, Allen seconded the motion, all approved. The meeting was adjourned at 5:52 p.m.

Submitted by: Deb Swinderman CAM Ability Management