



# Property Management

Walden Shores Homeowners Association

Naples, Florida

## Minutes of the Annual Meeting of the Membership

Walden Shores Homeowners Association

Held on Tuesday, February 4, 2003

The Annual Meeting of the Membership of Walden Shores Homeowners Association was held at 7:00 pm at the Walden Oaks Clubhouse.

DIRECTORS PRESENT: Irene Bretzlaff  
Bruce McLaren  
Jocelyn LaRochelle  
Ronald Brookbank

DIRECTORS ABSENT: Terry Ellison

ALSO PRESENT: An R & P Property Management representative  
Several unit owners

### CALL TO ORDER

Noting that a quorum was established, the meeting was called to order at 7:10 pm by Irene Bretzlaff, President.

### PROOF OF NOTICE

Notice of the meeting was posted and mailed in accordance with Florida State Statutes.

### REVIEW OF MINUTES

David Thompson read the minutes from the previous Annual Meeting. The minutes were accepted as read.

### TREASURER'S REPORT

Irene Bretzlaff gave the Treasurer's Report and reported that finances are in good condition at Walden Shores.

### PRESIDENT'S REPORT

Irene Bretzlaff gave the President's Report, and noted that:

1. Personal interviews are now required prior to rentals or sales at Walden Shores.
2. A new landscape contract has been entered into with Juarez Landscaping Services, which saves approximately \$15,000 per year for the Association.
3. The president and the Board would like to express thanks to all those who have been so helpful in furthering the interests of Walden Shores.

**NEW BUSINESS**

**Vote on Issues:**

Roll over of funds - 46 unit owners voted to roll over the excess funds  
0 voted NO

CPA Audit - 37 owners voted to waive a CPA audit  
9 voted in favor of a CPA audit

The end result is:

- a. The funds will roll over into next year's budget.
- b. No CPA audit will be performed.

**ADJOURNMENT**

With no further business to conduct, a motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 7:39 pm.

Respectfully submitted,

David Thompson  
Association Manager  
Secretary

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