



# Property Management

**Walden Shores Homeowners Association**

**Naples, Florida**

**Minutes of the Annual Meeting of the Membership**

**Walden Shores Homeowners Association**

**Held on Tuesday, March 9, 2004**

The Annual Meeting of the Membership of Walden Shores Homeowners Association was held at 7:00 pm at the Walden Oaks Clubhouse on Tuesday, March 9, 2004.

**DIRECTORS PRESENT:** Irene Bretzlaff  
Jocelyn LaRoche  
Herbert Diabo  
Bruce McLaren  
Bonnie Lowery

**ALSO PRESENT:** David Thompson, R & P Property Management  
41 unit owners in person or by proxies

## **CALL TO ORDER**

Noting that a quorum was established, the meeting was called to order at 7:04 pm.

## **PROOF OF NOTICE**

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

## **REVIEW OF MINUTES**

Bruce McLaren made a reading of the previous Annual Meeting Minutes. A motion was made to accept the minutes as presented. The motion was seconded and passed unanimously.

## **TREASURER'S REPORT**

A reading of the Treasurer's Report was made by David Thompson. He reported that finances are in good order at Walden Shores.

## **PRESIDENT'S AND BOARD REMARKS**

It was noted by the Board the following:

1. Trees were planted in the past year.

2. Orange Blossom Drive has been raised and widened. The Board is working with the county in order to obtain help with regard to adding possibly a guard rail to maintain the safety of the residents. The Board discussed the fact that the wall may need to be raised approximately three feet at a cost of \$20,000 in order to minimize noise. Areca palms may be added to maintain privacy. The wall that is currently there will need to be pressure washed.
3. Dogs - It was noticed by the Board that there are several dogs in violations of the Rules and Regulations with regards to weight limit. This has been turned over to the Masters Association for possible litigation
4. The police were notified and will be checking on the speed of the cars on the expanded Orange Blossom.
5. The Board would like to thank the many volunteers for all of their hard work.
6. The Welcoming Committee has been performing a valuable service.
7. The Social Committee is planning activities.
8. The Board president would like to thank all the Board members for their very diligent and hard work.
9. It was noted that trees are growing large and possibly killing the grass due to lack of sun. The Board is sending a soil sample to the Florida Co-op in order to analyze the soil to determine if there are other reasons for the grass dying besides excess shade.

## **ORGANIZATIONAL**

Irene Bretzlaff - President  
Herbert Diabo - Vice President  
Jocelyn LaRochelle - Treasurer  
Walter Duryea - Secretary  
Ron Brookbank - Director  
Bruce McLaren - Alternate Board Member

Bruce McLaren will substitute when there are one or more directors missing from the Board due to seasonal residents.

## **VOTE ON ISSUES**

Rollover of excess funds - 41 YES                      0 NO



### **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 8:46 pm.

Respectfully submitted,

David Thompson  
Association Manager  
Secretary

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