

Walden Shores Property Owner's Association, Inc Annual Owners' Meeting Minutes

Date: February 6, 2006

Time: 7:00 p.m.

Location: Walden Oaks Clubhouse, Naples Florida

Directors present: Bruce McLaren, Ron Brookbank, Jocelyne LaRochelle, Paul Sweeney and
Lois Jones.

Directors absent: None **Also Present:** Dennis Lively,
Ability Management Company

Call to order. The meeting was called to order at 7:00pm

Certifying Quorum for Directors. A Quorum was established.

Proof of Notice: Notice of the meeting was mailed in accordance with Florida Statutes.

Certifying Quorum for Owners: 22 owners present in person; 9 owners present by Proxy. Total: 31.
Required for quorum: 29. A quorum of owners was established.

Bruce spoke at length about his term as President, and gave thanks to Ron for an outstanding job for the clean-up from Wilma, to Lois for a good job on the new mail boxes, to Jocelyne for being on the Board for a long and to Paul for all efforts on the Board. Sunshine Roofing is close to completing of the roof repairs from Wilma. Things that were completed this year, Dry vent cleaning, pressure washing roofs, sidewalks and driveways. There was a discussion on the wall issue and in hope of resolving this issue during 2006. For the new Board the outstanding issue of Document review.

Reading of the Minutes - Ron made a motion to waive the reading of the minutes. Jocelyne 2nd the motion. Vote 5-0

Financial Report - Ron review the financial report and the discussion of a very tight budget this year.

Discussion with owner on the tree replacement made after Wilma; there was a bid in for \$24,000.00 for putting Fox Tail and a few other trees for Juarez. Paul made a motion to accept the bid. Jocelyne 2nd the motion. Vote 5-0

Elections - Since there was no election and Ron Burbank was the only person who applied for the board, Ron ask if anyone of the owners present would be on the Board, Jocelyne LaRochelle, Paul Sweeney and Candy Kneeter were asked to join the Board and they accepted. The New Board will talk to Herb Diabo and see if he will join the Board.

Ron Brook bank made a motion to adjourn. Paul Sweeney 2nd the motion.

The meeting was adjourned at 7:35 pm