

# **Walden Shores Property Owners' Association, Inc Annual Owners' Meeting Minutes**

**Date:** March 14, 2017

**Time:** 7:00 p.m.

**Location:** Walden Oak's Clubhouse, Naples, Florida

**Directors present:** Allen Butler, James Calamari, Joe Gardner, Bruce McLaren and Ken Paa.

**Also Present:** Tom Krieser, Ability Management Inc.

**And present:** 11 Owners (including 5 Board/Owners) and 18 valid proxies, a total of 29 Owners represented by proxies or in person.

**Call to order.** Ken the President called the meeting to order at 7:05 p.m.

**Certifying Quorum for Members:** Required quorum according to our By-Laws is 26 (30% of 86), thus a quorum was established.

**Proof of Notice:** Notice of the meeting was mailed in accordance with Florida Statutes, and a letter to that effect handed over to the President by the Property Manager. The Notice was also posted on the Bulletin Board by the tennis courts.

Ken thanked all Owners for having a solid quorum. He reminded Owners that this is not a Board Meeting but the Annual Meeting of the Owners. He then read a letter of thanks from Mr. and Mrs. Dias (7074) expressing their appreciation for the card and flowers received. Ken himself expressed gratitude to all with the many cards and good wishes received while he was in the hospital.

**Reading of the Minutes of the 2016 Annual Meeting:** Linda Butler moved to waive and accept as circulated the minutes from the 2016 Annual Meeting. Betty McCarthy seconded this motion and all Owners agreed; none opposed.

**Reports:** Tom gave a short report (attached for reference) of the overall situation for Walden Shores. All is good and Tom thanked Allen, the Treasurer for the excellent oversight he provides in general and with the finances of Walden Shores in particular. Bruce spoke about landscaping and indicated good progress but some more work is required especially with bougainvilleas.

**Members/Owners were then asked if they had any concerns or comments.** Betty McCarthy wanted to know what happens if there are no volunteers for 5 Board positions. The fact is, that legally the Association can technically operate with only one Director if there are no volunteers. Less than one the State then appoints a Trustee, normally an Attorney paid by the Association. Lois Jones was concerned with the job the tree trimmers did on the holly threes. Bruce said there were no other complaints in fact many positives. Jocelyne LaRochelle was concerned with the deteriorating condition of the sod. With the extreme dry winter we had all Associations suffer from this problem but the rainy season will alleviate the issue and if not sod that needs to be replaced will be replaced.

**Directors:** Bruce, James and Joe were elected as Directors in 2016 for a two year term so they continue as Directors till 2018. There were two positions open on the Board this year and only

Allen and Ken put their name forward thus they will serve a 2 year term till the 2019 Annual Meeting. The Directors for 2017 remain the same as they were in 2016.

**Unfinished Business:** There was none

**New Business:** Allen made a motion to waive the requirement for "Compiled" Financial Statements for the fiscal year of 2017, and accept the current format of cash receipts and expenditures as in the past. Ken seconded this motion, which passed with 25 Owners in favor; 3 opposed. As for legal requirements, these may be waived by members in an HOA each year without limitation. To confirm what was already agreed when the 2017 Budget was adopted, the membership was asked to vote on rolling over \$17,999 of the past accumulated surplus to keep assessments the same in 2017 as they were in 2016. Linda Butler made this motion seconded by Joanne Guth. Motion passed 27-1. On a motion by Linda Butler, seconded by Joanne Guth the Bylaws, Section 4.3 (Nominations and Elections) was amended as stated in the proxy. This passed 24-1 (there were three proxies that abstained or forgot to vote). This amendment adopts election procedures followed by Condo Associations, which in fact we have been following for years and eliminates nominations from the floor.

**Ken then opened the floor for any further comments.** Tom asked if at the next opportunity he could mail the condensed Rules and Regulations (July 6, 2016 Revision 03) to all Owners and all agreed this is a good idea. Betty McCarthy said many of her plastic PVC pipes broke (brittle) and all had to be replaced. There have also been a number of roof leaks recently.

**Organizational Meeting:** Ken thanked all Owners for attending the meeting and informed all that a Meeting to choose the Officers for 2017 and discuss Board matters will directly follow the adjournment of the Annual Meeting, and invited all to stay.

On a motion by Herb, seconded by Betty and approved unanimously, the meeting was adjourned at 7:34 p.m.

Recording secretary:

Tom Krieser/Ability Management, Inc.

March 15, 2017