

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

Date: March 12, 2019

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples Florida

Directors present: James Calamari, Herb Diabo, Allen Butler, Bruce McLaren, Jocelyne LaRochelle

Also Present: Deb Swinderman, Ability Management Company

Call to order. The meeting was called to order at 4:03 pm

Certifying Quorum of 5 directors present

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

Certifying Quorum for Owners: 11 owners present in person; 19 owners present by Proxy. Total: 30. Required for quorum: 26. A quorum of owners was established.

Bruce McLaren motioned to waive the reading and approve last year's minutes, Herb Diabo seconded, all approved.

Reports of Officers: Two candidates submitted their name in nomination for the two vacant seats on the Association Board, Your 2019 Board of Directors are James Calamari, Allen Butler, Jocelyne LaRochelle, Herb Diabo and Bruce McLaren.

Allen Butler led discussion of the Treasurer's Report: \$21,398 in operating, \$143,758 in reserves, full report is attached. Key notes: extend painting a couple of years, haven't used plant replacement reserves, roof cleaning is scheduled for 2020, no delinquencies, Association is in good financial shape. Many thanks to Allen for all of his hard work with the finances.

James Calamari led discussion concerning rules and regulation, regarding realtor signs, trash cans, parking over sidewalks and wants to move forward with violation letters and schedule of fining. April 11 is the next meeting with Andy Solis for discussion of the Orange Blossom expansion, issues of raising the wall to 8 feet and becoming a 4 lane highway within 24 months.

Committee Reports: Landscape committee: is looking for better quality of flowers and possibly replace trees that are not recovering. Social committee : Friday night Social is \$5.00, Audrey and Linda will be stepping down from the committee, looking for new volunteers. Deb Swinderman presented a rental report of 1 expired lease. Allen Butler presented brochures from ABC Roofing for free inspections and information about their company.

Vote to rollover Surplus Funds: Unanimous vote of 30 approvals to rollover surplus funds into the following year's operating budget.

Next Meeting date is May 14, 2019, Linda Butler motioned to adjourn the meeting, Betty McCarthy seconded, all in favor, meeting was adjourned at 5:20 PM

Respectable submitted by Deb Swinderman, CAM