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

**Date:** March 9, 2021
**Time:** 4:00 p.m.
**Location:** Walden Oaks Clubhouse, Naples Florida

**Directors present:** , Herb Diabo, Allen Butler, Bruce McLaren, Jocelyne LaRochelle Watson
                       Thomas
**Also Present:** Deb Swinderman, Ability Management Company, many homeowners

**Call to order.** The meeting was called to order at 4:00 pm by Vice President Herb Diabo. **Proof of Notice:** First Notice of the meeting was mailed January 8, 2021, and Second Notice and Proxy was mailed and posted February 22, 2021 in accordance with Florida Statutes.

**Certifying Quorum for Owners:** 26 owners present in person or by Proxy. Required for quorum: 26. A quorum of owners was established.

Linda Butler motioned to waive the reading and approve last year's minutes, Maria Diaz seconded, all approved.

**Reports of Officers:** Two candidates submitted their name in nomination for the two vacant seats on the Association Board. Your 2021 Board of Directors are Allen Butler, Jocelyne LaRochelle, Herb Diabo and Bruce McLaren, Watson Thomas.

Allen Butler led discussion of the End of Year Treasurer's Report: $39,089 in Operating, $148,250 in Reserves, end of year surplus $5879 which $4500 was put back in the 2021 budget., full report is attached. Key notes: Association is in good financial shape. Many thanks to Allen for all of his hard work with the finances.

**Committee Reports:** Landscape Committee had no report.

**Unfinished Business:** Final phase of mailbox project , many thanks to Allen Butler and Roger Diaz for their time to remove and replace all existing mailboxes.

**New Business: Vote to Amend Declaration of Covenants to allow Working Capital Contribution of $500,** Vote passed with 24 yes votes and 2 no votes. **Vote to rollover Surplus Funds:** Vote passed with 25 yes votes and 1 no vote.

**Next Meeting date is May 11, 2021,** Bruce McLaren motioned to adjourn the meeting, Herb Diabo seconded, all in favor, meeting was adjourned at 4:44 PM

Respectable submitted by Deb Swinderman, CAM