

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

**Date:** March 21, 2023

**Time:** 4:00 p.m.

**Location:** Walden Oaks Clubhouse, Naples Florida

**Directors present:** , Allen Butler, Bruce McLaren, Jocelyne LaRochelle, Jerzy Serafin, and Terry Cala

**Also Present:** Deb Swinderman, Ability Management Company, many homeowners

**Call to order.** The meeting was called to order at 4:10 pm by President Bruce McLaren.

**Proof of Notice:** First Notice of the meeting was mailed January 21, 2023, and Second Notice and Proxy was mailed, emailed and posted March 6, 2023 in accordance with Florida Statutes.

**Certifying Quorum for Owners:** 28 owners present in person or by Proxy. Required for quorum: 26. A quorum of owners was established.

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

**Reports of Officers:** Two candidates submitted their names in nomination for the two vacant seats on the Association Board. Your 2023 Board of Directors are Allen Butler, Jocelyne LaRochelle, and Bruce McLaren, Jerzy Serafin, and Terry Cala.

President Bruce McLaren led discussion: Damage from Hurricane Ian was mainly landscaping, weeds from the lake is the responsibility of the Master Association, window washing is available upon request, meet and greet was very successful. Walden Shores lost 2 owners this year, Herb Diabo and Betsy Forenzo. We offer the families our condolences.

Allen Butler led discussion of the End of Year Treasurer's Report: \$48,196 in Operating, \$58,043 in Reserves, end of year surplus \$10,540 which \$3000 was put back in the 2023 budget., full report is attached. Allen led a presentation with a slide show, which is available to owners upon request. Key notes: Association is in good financial shape. Many thanks to Allen for all of his hard work with the finances.

**New Business: Vote to waive compilation report for 2022, vote passed with 21 yes votes and 7 no votes, Vote to roll over surplus funds in to the following year's operating budget, vote passed with 27 yes votes, and 1 no vote. Vote to move Reserve Interest Funds of \$18,003.25 to Reserve General Use, vote was passed with 27 yes votes and 1 no vote.**

Owners comments: consideration of approving metal roofs in the community as clay barrel tiles are not readily available, safety issues: turn on coach lights at night, do not block sidewalks,

Terry Cala motioned to adjourn the meeting, Jocelyn seconded, all in favor, meeting was adjourned at 5:23 PM

Respectable submitted by Deb Swinderman, CAM