

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

Date: March 19, 2024

Time: 4:00 p.m.

Location: Walden Oaks Clubhouse, Naples Florida

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

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

Call to order. The meeting was called to order at 4:00 pm by President Terry Cala.

Proof of Notice: First Notice of the meeting was mailed January 19, 2024, and Second Notice and Proxy was mailed and posted March 4, 2024 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.

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

Reports of Officers: Three candidates submitted their name in nomination for the three vacant seats on the Association Board. Your 2024 Board of Directors are Lynda Allard, Allen Butler, Terry Cala, Jocelyne LaRochelle and Jerzy Serafin. Thank you Bruce McLaren for all of your years of service.

Allen Butler led discussion of the End of Year Treasurer's Report: \$43,852 in Operating, \$78,324 in Reserves, notable expense Meet and Greet at \$456., end of year surplus \$7618 which \$5000 was put back in the 2024 budget., full report is attached. Allen also presented a slide show with general information, bank accounts, plat plan, balance sheet, year end report, budget and revenue/expense history, which is available to anyone upon request. 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 reported irrigation is a continual problem, speaking with Juarez regarding monthly wet checks, and repairs.

Unfinished Business: Terry led discussion of Hotwire installments are being scheduled, and every owner needs to set up a consultation first, on Thursday 5/28 and question/answer session with Hotwire Rep is scheduled from 9-12 and 1-4.

New Business: Vote to rollover Surplus Funds: Vote passed with 28 yes votes and 0 no vote.

Members' Inquiries: discussion to allow owners to use pavers on their driveway, owners not agreeing to replace roof together, election process,

Next Meeting date is May 21, 2024, Terry motioned to adjourn the meeting, Allen seconded, all in favor, meeting was adjourned at 5:35 PM -- Submitted by Deb Swinderman CAM