

WALDEN SHORES PROPERTY OWNERS ASSOCIATION, INC.

A CORPORATION NOT-FOR-PROFIT

SECOND NOTICE

**ANNUAL ELECTION OF DIRECTORS
ANNUAL MEETING OF THE MEMBERS**

In accordance with the Bylaws of the Association, you are hereby notified that the **ANNUAL ELECTION OF DIRECTORS & ANNUAL MEMBERS' MEETING** will be held at the following date, time and place:

**Tuesday
March 8, 2016
7:00 P.M.
Walden Oakes Clubhouse
NAPLES, FLORIDA**

NOTE REGARDING THE ELECTION OF DIRECTORS: There are three (3) vacancies on the Association's Board of Directors to be filled at the annual meeting for a two-year term. Allen Butler and Ken Paa were elected for two-year terms in 2015, thus their term expires at the 2017 Annual Meeting. James Calamari, Joe Gardner were elected for a two-year term, and Bill Johnston was named as a fifth Director in 2014 thus their term is expiring, this year. For the three open positions five candidates (James Calamari, Herb Diabo, Joe Gardner, Bruce McLaren and Stephen Scire) submitted their willingness to serve the Community as Directors.

Section 720.306(9), Florida Statutes, provides that a member may nominate himself or herself as a candidate at the meeting at which the election is held. Therefore, at the Annual Meeting there will be an opportunity for other members to nominate themselves from the floor for the position of Director and their name will then be added to the ballot and the election results will be tabulated.

We will need at least 3 volunteers to assist with counting and because an election is required, we will also need your patience, as elections always take a longer time than Annual Meetings without an election. It's a tribute to all owners who are willing to serve that we will have an election something we have not had for the past 7 years (last elections were held in 2009).

The following items are included with this mailing:

1. An agenda for the Annual Meeting and instructions regarding use of proxies.
2. A proxy for the meeting (and a return envelope).
3. The ballots listing the Candidates in alphabetical order (and envelopes).

When completing the proxy please be sure to write in your address at the very top and

put in a name if you want someone other than Ken Paa (your President) to be your proxyholder. In order for your vote to be counted you must check the boxes for BOTH the "General Powers" AND the "Limited Powers". Finally please be sure to date and sign and print your name at the bottom. The very last section (Substitution of proxyholder) is nothing for you to worry about unless your named proxyholder is not at the meeting and then he or she can name a substitute to act for him/her (for example Ken your President or Allen your Treasurer).

Whether you will be at the meeting (which we sincerely hope, you will be) or not PLEASE SEND IN YOUR PROXY!

Now for a short explanation about the proxy issues to vote on.

1. We save money by doing away hiring a CPA to "compile" our financial statements. We are having a CPA do a compilation of our financial statements for 2015 because the membership can waive this requirement for only 4 years in a row.
2. We had a very small surplus of \$1,705.20 in the fiscal year of 2015. Our 2016 Budget uses \$15,034 of "prior year surplus" to balance the budget and maintain assessment at \$625. It is fortunate that we have accumulated surpluses in past years to have this available and keep assessments without an increase. The Board recommends a YES vote.
3. Our current Declaration (Article 10.2) states that "no lease maybe made for a period more than one year". The Board has unanimously resolved to change this to 6 month but to be enforceable it needs a membership vote. For any tenant that wants to renew, there is no fee to pay, a simple renewal will be OK'd by the Board for any tenant that follows our rules and regulations. The Board clearly recommends a YES VOTE.

Your Board (Allen, Bill, James, Joe, and Ken) and
Tom Krieser, your Property Manager

February 18, 2016

Ability Management, Inc.
6736 Lone Oak Blvd. Naples FL 34109-6834
Telephone: 239-591-4200 FAX: 239-596-1919

Walden Shores Property Owners Association, Inc.

GENERAL &/or LIMITED PROXY

The undersigned hereby appoints (check one):

☐ a) Ken Paa, President of the Association

☐ b) _____ (if you check b, write in the name of the person you wish to cast your vote as indicated below) as my proxyholder, with full powers of substitution, for and in the names, place and stead of the undersigned, to appear, represent and cast votes upon any matters (except that my proxyholder's authority is limited as indicated below) on behalf of the undersigned at the Annual Meeting of the Walden Shores Property Owners Association, Inc. to be held March 8, 2016 at 7:00 p.m., at the Walden Oaks Clubhouse, Naples, FL., and any adjournment thereof.

GENERAL POWERS:

_____ I hereby authorize and instruct my proxyholder to use his or her best judgment on all matters, that do not require a Limited Proxy, which properly come before the meeting.

LIMITED POWERS:

You must check the following lines for your vote to be counted on the following four issues. YOUR PROXYHOLDER CANNOT VOTE THESE FOR YOU.

1. Florida Statutes 720 states: An association with total annual revenues of at least \$150,000, but less than \$300,000, shall prepare compiled financial statements. (Vote Yes is for a compiled financial statement, Vote NO is for a report of cash receipts and expenditures in lieu of a compiled financial statement) The Board recommends a NO vote for the fiscal year of 2016. A CPA compilation is being done for 2015.

YES _____

NO _____

2. To keep assessments at \$625 the 2016 Budget envisions and has already approved the use of \$15,034 of prior year surpluses and the 2015 surplus. Do you agree to use this amount from available surpluses? The Board recommends a YES VOTE

YES _____

NO _____

3. Should Section 10.2 of the Declaration be amended to read as follows. The Board recommends a YES VOTE:

(New language is underlined; language being deleted is shown in ~~struck through~~-type.)

10.2 No parcel and residence may be leased more often than three (3) times in any calendar year, with the minimum lease term being thirty (30) days. The first day of occupancy under the lease shall determine in which year the lease occurs. No lease

may be for a period of more than ~~one (1) year~~ six (6) months, and no option for the lessee to extend or renew the lease for additional period shall be permitted. However the Board may, at its discretion, approve the same lease ~~from year to year~~ every six (6) month, without the payment of any additional fees.

YES _____ NO _____

Dated: _____, 2016

Address: _____

All owners of the home, or the owner designated as voting representative on the voting certificate, must sign below.

OWNER-PRINT NAME

OWNER-SIGNATURE

OWNER-PRINT NAME

OWNER-SIGNATURE

THIS PROXY IS REVOCABLE, AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT THEREOF. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ to substitute for me in the proxy set forth above. Dated:
_____, 2016

RETURN IN ENVELOPE TO:

Ability Management, Inc. Phone: 239-591-4200; Fax: 239-596-1919
6736 Lone Oak Blvd. Naples, FL 34109

WALDEN SHORES PROPERTY OWNERS ASSOCIATION, INC.
A CORPORATION NOT-FOR-PROFIT

VOTING INSTRUCTIONS

Members of Walden Shores Property Owners Association, Inc.:

You have already received the first notice of the ANNUAL ELECTION & ANNUAL MEETING and eligible candidates wishing to serve on the Board of Directors have submitted their names for the election. The remainder of the election process will proceed as follows:

- **There are three (3) Directors to be elected** for two (2) year terms.
- Enclosed is a Ballot which lists in alphabetical order the names of every owner who indicated a desire to be a candidate for Director and who gave written notice to the Association. These are qualified candidates, although there is an opportunity for additional candidates to nominate their names at the Meeting. In that case those who wish to vote for him/her may do so at the meeting.
- You may vote by mail, drop off your ballot at Ability Management or you may wait and cast your ballot at the time of the Annual Meeting.
- Regardless of how you intend to vote, **please use** the Ballot envelope enclosed. The procedures are as follows:
 1. Mark your Ballot and fold and insert the Ballot in the smallest envelope (the "Ballot" envelope). **Vote for your choice of 3 Candidates**. Seal the Ballot envelope, and do not write on the outside. Place the Ballot envelope into the Election Envelope (#2) and complete the information.
 2. If you plan to attend the meeting, bring the Election Envelope (with the Ballot envelope inside it) with you. If you wish to mail it, place the Election Envelope inside the "Return Envelope", along with your proxy, affix a 49 cent stamp, and drop it in the mail in time for us to receive it before March 8, 2016.
 3. If you own more than one lot, you must cast a separate ballot, in separate Ballot envelopes, for each lot. Do not place two ballots in the same Ballot envelope. Do not place your proxy in the Ballot envelope.
 4. **If you do not send in your Ballot, but mail only your proxy, giving General Powers to your proxy holder, your proxy can be used for voting purposes (See section 4.3 of the Bylaws).**

For the Board of Walden Shores,

Tom Krieser, CAM
February 18, 2016

BALLOT

Walden Shores Property Owners Association, Inc.

2016 ANNUAL ELECTION OF DIRECTORS

☐ James Calamari

☐ Herb Diabo

☐ Joe Gardner

☐ Bruce McLaren

☐ Stephen Scire

☐☐

- DO NOT WRITE YOUR NAME, ADDRESS, OR ANY IDENTIFYING INFORMATION ON THIS BALLOT
- COMPLETE VOTING INSTRUCTIONS ARE FOUND IN THE VOTING INSTRUCTION LETTER, WHICH ACCOMPANIED THIS BALLOT.
- **VOTE FOR 3 CANDIDATES ONLY; IF YOU TICK MORE THAN 3 YOUR BALLOT WILL BE DISCARDED.**