

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Jan. 3, 2012

1. **Call to Order:** 6:00pm by Tom Collins

Roll Call: Present: Tom Collins

Barbara Conits

Mike Hanner

Sue Jordan

Hank Schulte

Property Manager: Debra Coburn

2. **Approval of Minutes of Dec. 6, 2011:**

Motion to approve - by Barb Conits

Motion seconded - by Sue Jordan. Passed unanimously.

3. **Homeowner's Comments:**

Discussions: concern over basketball hoops in driveways, garage doors being left up, parking on the lawns/shrubs, and overnight parking on the street. For rules to be enforced, they must be reported. Homeowners are encouraged to report violations to Debra Coburn (299-7966 or 778-1122).

Request to remove an oak tree that is close to a building.

4. **Manager's Report:** Debra Coburn

a. Units sold: R. Guest's unit sold and closed on 11/1/2011 to Wm. and Christine McMasters.

b. Maintenance Updates: The Clubhouse exterior has been painted, the pool deck power washed, and the last four buildings in the community have been painted.

c. Liens: none to report.

d. Foreclosures: unit #81.

f. Home owner issues:

Received a \$500 payment from a newly liened property.

Renter throwing trash in parking lot was notified and is complying.

g. Monthly Financial Information – distributed to Board.

5. **Treasurer's Report** – Barb Conits

Operating Acct: \$13,541

Reserve Acct: \$225,189

Special Assessment Acct: \$15,000

6. **Committee Report:**

ARC – no activity

Nominating Committee – Sue Jordan and Judy Bischoff. There will be 3 board positions open for 2012. Anyone interested in running, please contact Sue or Judy. Voting will be done by private ballot in person or by proxy at the Annual Meeting on March 20, 2012. The Board encourages homeowners to run for the Board.

7. **Old Business:**

- a. Pool Furniture – Sue Jordan, Maureen Collins, and Pat Moore will research the available options, including having the current chairs and lounges refinished and re-strapped.
- b. Pool deck – we have 2 bids to paint and seal the pool deck and will get a third bid.

8. New Business:

- a. Clean and paint front wall along 6th Ave. – we will get bids.
- b. Power wash all sidewalks will be done this week.
- c. Parking issues – There has been a problem with residents and/or guests parking on the lawns which is against the Rules & Regulations. Residents will receive a warning. Any occurrences after that will include a fine of \$10/day. If any sprinkler heads are broken, there will be an additional expense to the resident of \$65 per sprinkler head.

Residents and owners should be proactive and inform all visiting guests of this issue.

9. Next Meeting: March 6, 2012, 6pm at the clubhouse
(Remember, meetings for 2012 are as follows: Mar. 6 (Mar. 20th for annual meeting), May 1, Sept. 4, Nov. 6, and Dec. 4).

10. Adjournment: 7:25pm

Motion to adjourn – by Tom Collins

Motion seconded by Barb Conits. Approved unanimously.