

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

JANUARY 4, 2011

1. Call to order: 6:00pm by Steve Guest  
The following directors were in attendance:  
Tom Collins  
Barbara Conits  
Steve Guest  
Mike Hanner  
Sue Jordan  
Hank Schulte  
Property Manager: Debra Coburn
2. Approval of Minutes:  
Motion: Approve minutes of Dec. 7<sup>th</sup>, 2010 by Hank Schulte.  
Motion: Seconded by Mike Hanner and passed unanimously.
3. Homeowner's Comments: Appx. number of rental homes in VWS is 26 or 27. There are two foreclosures.
4. Manager's Report – Debra Coburn
  - a. Special Assessment: total received through 11/30/10 including interest is \$102,724.82 (99 paid in full; 3 making payments with balance due of \$1,900.00; 1 lien)
  - b. Maintenance Update : I.R.C. has required a backflow prevention assembly at the pool clubhouse. Southern Plumbing will do the test and certification. A proposal from Ornamental Accents was received for hedge installation under the trellis's.
  - c. Liens: no new ones.
  - d. Units closed: none in December.
  - e. Foreclosures: VWS attorney, Roger LaJoie, has been directed to proceed with the foreclosure on unit #61. An "encumbrance search" was ordered and found the unit to be free of mortgage; the only liens are from VWS. All VWS fees will be paid from the sale of the property.
  - f. Home owner issue: Bonnie Moore complaint against the ARC. The VWS BOD sent a "Response Letter" to Ms. Moore.
  - g. Monthly Financial Information: Expenses for the C.P.A. are not to exceed \$2,000.00 for compilation of information. Our cash standings are approximately \$5,000.00 - \$8,000.00 under budget for the year December, 2010 year end.
5. Committee Report: ARC – Sue Jordan

- a. The Meder's ARC project has been completed and looks very good.
- b. The question of installing garden lighting along the privacy fence on the south side of 6<sup>th</sup> Street: The option of running an electrical line below the new drainage swale is not a viable one. Two alternate options to consider are: 1) using solar lights, or 2) installing a spot light on the exterior wall of the owner's unit. The ARC and BOD are in agreement on this issue.

6. Other Business:

Pool Heater – the newly installed pool heater registered 85 degrees today.

Pool Solar Blanket – the cost of a new reel and blanket is \$462.00. Installation fee is \$168.00, bringing the total to \$630.00. Tom Collins offered his garage for storage of the blanket during the summer months. There is also the option of buying a cover for the blanket to protect it from the sun and storing it along the west end of the pool fence. Volunteers would be needed to remove the cover in the mornings and replace it in the evening, possibly on a weekly rotation during the 3 winter months.

Motion: Tom Collins - To allocate up to \$750.00 for the purchase of a solar blanket and reel.

Motion: Seconded by Hank Schulte and approved unanimously.

Trellis Area Discussion– A bid was received from Ornamental Accents. The bid included grading existing turf, removing assorted plants, transplanting 3 palms, installing 255 #3 Podocarpus Maki plants and installing mulch for a total of \$3,428.00.

Motion: by Tom Collins – To accept the proposal from Ornamental Accents for the installation of 255 podocarpus plants.

Motion: Seconded by Mike Hanner and approved unanimously.

7. Next Regular Meeting: March 1, 2011 at 6pm.

\*The Annual Meeting will be held on Tuesday March 22, 2011 at 6pm at the Clubhouse. Two board seats will be expiring. Michelle Jacobus and Judy Bischoff volunteered to be the Nominating Committee.

Motion: by Steve Guest – to accept their appointment to the Nominating Committee.

Motion: Seconded by Tom Collins and approved unanimously.

8. Adjournment: 6:52pm

Motion: to adjourn by Steve Guest.

Motion: seconded by Tom Collins and approved unanimously.