

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Feb. 3, 2015

1. **Call to Order:** 6:05 pm by Bill Mowerson
Roll Call: Present: Barbara Conits
Mike Hanner
Sue Jordan
Bill Mowerson
Hank Schulte
Property Manager: Debra Coburn
 2. **Approve Minutes of Jan. 6, 2015**
Motion to approve - by Mike Hanner
Motion seconded - by Hank Schulte. Passed unanimously.
 3. **Manager's Report:** Debra Coburn
 - a. **Account Balances** – 3 member accounts are in the hands of the VWS attorney for past due monies: Lot #22, Lot #26 and Lot #99.
 - b. **Maintenance Updates** –
The pool deck renovations and maintenance, to be discussed later in the agenda.
 - c. **Notice of Lien** – none this month.
 - d. **Units closed** –Lot #24, Scata to Nation Star. Amount due is \$9,911. The bank offered \$600. It was rejected, we settled for \$4,000.
 - e. **Foreclosures** – none this month.
 - f. **Old Business & Home owner Issues to Manager:**
 - The number of rental homes in VWS is very high. At a certain percentage of rentals, banks will refuse to approve loans for mortgages in our community. **The Board** has been working on this issue, and others, **since last October** with the **VWS attorney**. We now have the wording which will be added and amended to the VWS Rules & Regulations and the VWS Rental/Lease Form. We have the Certificate of Resolution which states:
Rules & Regulations –
“#1.4 To be eligible to Lease his or her house, a member must first be an owner of record of his or her house for a *minimum of 2 years* prior to the first request for approval to lease.”
“#1.5 Notwithstanding anything herein to the contrary, *no Lessee shall be allowed to keep a dog*. This prohibition shall replace the current language on the application and shall be included as a notice to the prospective Lessee on the application, a copy of which is attached to these Rules and Regulations.”
“#3.5 A maximum of two pets per household shall be permitted, EXCEPT that no dogs will be allowed for any Lessee of a house within the Association Property.”
Motion to approve these additions to the R&R's by Bill Mowerson.
Motion seconded by Mike Hanner. Approved unanimously.
(The Resolution will be signed and registered with the county).
4. **Treasurer's Report** – Barbara Conits
Operating Acct: \$56,932.29
Reserve Acct: \$438,107.59
5. **ARC Committee Report:** Sue Jordan –no applications

Nominating Committee: Sue Jordan – 4 candidates introduced:

- a. Norma Cortonesi, Mike Hanner, Bob Lewis & Hank Schulte
- b. We have 2 volunteers to assist with the Annual Meeting: Verity Minahan & Jackie Smith

6. **Old Business:**

a. Erecting a decorative, privacy wall along the east side berm of VWS: no bids or plans received yet. Debbie will keep the board posted. Will also check into hedge or landscape ideas for the berm.

b. Treating the whole community for *termite prevention*: the Board received 3 bids. The cost of initial treatment & future treatment expenses are too high to warrant the expenditure.

Motion to abandon the topic of community treatment service by Bill Mowerson.

Motion seconded by Mike Hanner. Approved unanimously.

c. ****Hurricane Shutters:** It is recommended that all homeowners follow the city guidelines for installing and removing storm shutters.

- Hurricane season is from June 1 to November 30.
 - Shutters should be removed and stored the rest of the year.
 - Residents are in physical danger *living indoors with windows shuttered!*
 - It is very unsightly for VWS residents and guests to have these ugly shutters up all year. (Picture how ugly these windows would look **if they were covered with ply-wood!** That's how year-round residents see the hurricane shutters.)
 - It is very dangerous and difficult for Emergency Services to deal with shuttered homes.
 - It is an open invitation for home burglaries.
- d. Power washing driveways, walkways and sidewalks and next set of buildings in the rotation:
Motion to move forward immediately with pressure cleaning by Bill Mowerson.
Motion seconded by Mike Hanner. Approved unanimously.
- e. Pool renovation ideas: Debbie will get details and quotes on renovation work.

7. **New Business:**

a. Re-inforce Robert's Rules for holding Board meetings:

- Homeowners confine their comments until the Agenda Item "#8, Homeowner Comments".
- Topics discussed are Agenda items only.
- Homeowner comments limited to 3 minutes.

b. Installation of a new lamp light at the VWS entrance:

Motion to have the city install this light fixture up to a \$50 cap, by Bill Mowerson.

Motion seconded by Sue Jordan. Passed unanimously.

8. **Homeowner Questions & Comments:**

9. **Next Meeting:** March 3, 6:00pm VWS clubhouse

(As stated in the VWS documents, the Annual General Meeting will be held on the 3rd Tuesday of March, which this year is on March 17, 6pm, clubhouse.)

10. **Adjournment:** 7:42pm

Motion to adjourn by Bill Mowerson.

Motion seconded by Hank Schulte.

REMINDER: 2015 BOD Meeting Dates (Post in your address book)

Feb. 3, March 3 and (March 17 Annual Meeting), May 5, Sept. 1, Nov. 3, Dec. 1.