

**VILLAGE WALK SOUTH  
BOARD MEETING MINUTES  
FEBRUARY 6, 2007**

**1. ROLL CALL**

Chris Dean - absent  
Erica Getz  
Sue Jordan  
Verity Minahan  
Mary Webster  
Debbi Coburn

**Meeting called to order at 6:15 pm**

**2. APPROVAL OF MINUTES**

**Motion: to accept the minutes of Dec. 5, 2006.**

**Motion: seconded and passed unanimously**

**3. NOMINATING COMMITTEE - Erica Getz**

A. Erica brought forward Tom Collins resume as nominee for the vacant Board seat.

**Motion: to accept the nomination of Tom Collins to the Board.**

**Motion: seconded and passed unanimously.**

**4. PRESIDENTS REPORT - Mary Webster**

**A. Winter Social** - Steve Guest - this will be held Sat. Feb. 17, 6pm, at the clubhouse. This is for residents and guests. The response has been very good. Please sign up for participation either in the clubhouse or on the VWS website. Drinks are BYOB. Please bring serving utensils if needed. Music will be provided.

**B. Engineering Report** - Mary Webster

**Motion: to affirm the relationship with Kirby Kenney.**

**Motion: seconded and passed unanimously.**

Mary Webster read the 2 latest reports from our attorney, Kirby Kenney. He has recently been put on retainer at \$325/hour. He is a specialized "contractor construction attorney" and as such serves in a dual capacity. He has been assisting us since last July for no reimbursement.

As of this date we have been charged for only 3 hours.

To recap Mr. Kenney's latest update: "I met with Arron from MBV (engineers) about engineering requirements for elevations around the buildings and how is it that Carter's design could allow trapped water as it does? Arron's said the 18" requirement is for residence only. Arron says there is a requirement for positive fall away from the structure and the design does not provide adequate fall.

I spoke with David (John) Blum with Carter Assoc. (the original engineer) today and I have a meeting set with him for Thursday at 10 a.m.(2-8-07). I have introduced myself and explained my object is to determine how trapped water is possible. I have asked him to pull drawings and be prepared to explain the storm water system for the development. He has agreed.

As of this email, there are (3) areas that allow trapped water and of these (1) is very bad and the water raises within 2" of coming in the house door. These elevations are not allowed under any circumstances and there is a mistake of design. Carter will try to explain how this could have happened and I will report on Thursday how the meeting goes.

My goal is to fix the (3) fingers (roadways) with some form of remedy of the drainage system. I have a couple of ideas in mind. My second goal is to determine how to fix the main outlet of the storm water detention pond. There is an elevation problem there that allows water to back up to almost street elevation; this is not as designed and we need to make some changes. Carter will be involved in both of these changes."

Mary requested that Tom Collins be the Board representative with Mr. Kenney and that he meet with Mr. Kenney and David (John) Blum on Thurs., 2/8/07. After that time, a workshop may be arrange to discuss their findings and options. At present there is a cap of \$7,000 on Mr. Kenney's fees.

**Motion: for Kirby Kenney to move forward with the drainage investigation.**

**Motion: seconded and passed unanimously.**

Homeowner comments: Richard Broering - was curious as to where the drainage problems were located. Dean or Joseph Woodrich - had an idea to drain the excess water from the property.

### **C. Board Assignments:**

**1. Rules & Regulations** - Verity will head this and has asked Maureen Collins to assist her.

**2. By-Laws** - Terry Myers and Mary Webster will work in conjunction with attorney, Roger Lajoi, an HOA attorney at \$200/hour. Mary asked for other volunteers.

**3. A.R.C.** - this committee needs to be moved out of the hands of the Board. Mary

has requested that Sue Jordan and Erica Getz take the lead on this. Volunteers are welcome to join. There are many people who are out of compliance with the By-Laws and some resolutions need to be met.

**4. Fines** - there are people who prefer to ignore the By-Laws of VWS. Mary has requested that Deb Coburn and Terry Myers work on ideas and options to levy fines. Volunteers are welcome to contact Terry.

**5. Nominating Committee** - Mary has requested that Sue Jordan and Erica Getz head this committee along with any volunteers. One Board position will be coming up for renewal this summer. There will be a request for resumes.

**5. MANAGER'S REPORT** - Deb Coburn

**A. Hurricane Shutters** - There are still a number of homes with hurricane shutters installed. The County is beginning to fine homeowners who do not remove them. There is a very dangerous fire safety hazard. Debbie will contact these homeowners to help resolve this problem. A notation will be added to the next Quarterly Assessment statement regarding removal of hurricane shutters. This will be addressed in the R & R revisions.

**B. Lease/Rental Forms** - Deb would like to see a standardized lease form initiated. Terry Myers has volunteered to draft one.

**C. Lawn Maintenance** - Mary Webster was very disappointed with the heavy trimming that was done to the bushes. A number of residents have complained about the buildup of grass clippings in the gardens. Sue Jordan requested Dale look at the lawn area between 555 and 557 Sixth St. The grass is dead and is full of weeds. It may be lack of watering or chinch bugs. New sod was laid some time ago, but has died again.

**D. Window Screens** - they have been distributed. If anyone has received the wrong size screens, they need to call Central Window on US #1.

**E. \$750 Clubhouse Gift** - this has been put on a separate line item in the budget. \$120 was spent on the lake park benches.

**F. Red Ants** - If anyone has a problem with red ants, please call Deb and she will have the handyman come out and apply ant killer.

**G. Parking** - people have been responding positively to the parking notices. To Date, no one has been towed away.

**H. ARC - Landscape Modification** - Deb has compiled a list of homeowners who have modified their landscape.

**I. Directors and Registered Agents** - these need to be changed and updated.

**J. Painting Bids** - Deb has collected 3 painting bids ranging from \$17,000 to \$54,000 for Phase I. This issue will be tabled for a few months.

**K. Pool Bids** - Deb has received 2 bids out of 7 requests. Blue Dolphin, twice a week

at \$250/month. SeaCoast, twice a week, same service at \$160/month, on a month to month basis.

**Motion: to accept SeaCoast's bid of \$160/month.**

**Motion: seconded and passed unanimously.**

**L. Clubhouse Reservations** - this used to go through Chris Dean. Deb will discuss this with Chris and come to a final decision on the correct reservation procedure.

**M. Remote Controls** - most of these have been collected. Please contact Deb if you have any questions.

**N. Yearly Audit** - the accountant currently doing the audit is Scott Nuttall, who worked with Ray Kennedy. These ties will be severed and Deb will find another accountant within the same office to continue the work.

**6. TREASURER'S REPORT** - Deb Coburn

Deb went through the budget line by line. As of the end of Dec. '06, the cash on hand is \$56,983.71

**Motion: to accept the monthly Treasurer's report.**

**Motion: seconded and passed unanimously.**

**7. COMMITTEE REPORTS:**

**ARC** - William and Jeanine Jensen, 641 5<sup>th</sup> Ave., submitted an ARC application for the addition of two trees and a flower bed on their lot.

**Motion: to accept the application.**

**Motion: seconded and passed unanimously.**

**8. OTHER BUSINESS - NONE**

**9. HOMEOWNER'S COMMENTS**

A. Maureen Broering - has been keeping her hibiscus trees trimmed and fertilized and they are doing beautifully. She was told that Clements Pest Control has also been treating and fertilizing.

B. Maureen Collins - would like to see something done about the bad odor in the clubhouse. The carpets and floor could be cleaned thoroughly, then a dehumidifier purchased.

C. Sandy Formick - wanted to know what was being built on the property behind their fence on 6<sup>th</sup> St. - Tom Collins stated it will be a 60,000 sq. ft. plaza and office complex. The same developer is trying to purchase Tropic Square Plaza and replace it.

D. Rick Stephenson - just moved in on 6<sup>th</sup> Manor and is removing his hurricane shutters.

E. Hank Schulte - when will we address the problem of who is responsible for the drainage problem. First the engineers and attorney have to find the “cause” of the problem. Then we will know who is responsible. Mary Webster responded, that will come later.

F. Sandra Fontana - of the \$56,000 budget, how much of that is the \$1,000 homeowner’s fee. Approximately \$27,000.

G. Dan and Michelle Jacobus - live at 488 6<sup>th</sup> Manor. The unit next to them, at 490 6<sup>th</sup> Manor, belongs to Ray Kennedy and is unfinished inside and the yard needs weeding.

H. Erich Kollman - reports speeding through the community. These are private roads. Speed signs are used on public roads. Speed bumps may be an alternative.

I. Rosalee Wills - the first Village Walk added speed bumps.

J. Larry Moore - is there a penalty for late assessments. Yes, there is a late fee attached to their bill.

K. Joe Woodrich - had many suggestions for late assessments, major capitol improvements (bonded, insured, licensed), and the fact that a hurricane will void any bond.

L. Michelle and Dan Jacobus - plantings along the back.

**10. NEXT MEETING: March 6, 2007**

**11. ADJOURNMENT: 7:50 pm**