

Village Walk South of Vero Beach

Board Meeting Minutes

February 4, 2014

Call to order: President/Vice president Bill Mowerson called the meeting to order at 6:00PM

Roll call: Present: Barbara Conits, Alex Fritz, Mike Hanner, Ruth Haeberle, Bill Mowerson

Property Manager: Debra Coburn

Absent: Hank Schulte

Approval of the Minutes: from Dec. 3, 2013

Motion to approve minutes by Alex Fritz

Second the Motion by Ruth Haeberle. Motion passed unanimously.

Homeowners comments and Questions Regarding VWS: Discussions on a palm tree to be trimmed and landscaping problems in the back that are not up to standards started the meeting. Questions were asked concerning the surveying on the property, the pool temperature, the pool clock that does not work, the gate being open all day and entry system working, the new sign, and the coupon books.

MANAGER'S REPORT

Debra Coburn tackled many issues, questions and concerns immediately. She and Alex Fritz met with landscapers and did a walk along 6th lane with positive results. She spoke with the tenant of the property North of VWS and he promised to make an effort to do a clean-up of his area.

A new sign to replace the old signs in the front is being created.

A new clock has been purchased and placed inside of the front clubhouse window, to be protected.

A new pool heater needs to be purchased. Estimates are being sought. One estimate is \$4,243.

Major fence repairs are completed.

Dead palm tree removal and trimming has been done.

No liens in November, no unit closings in January.

Foreclosures- Lot #24 (Scata) Bank has begun foreclosure process 10/1/2013

Lot # 79 (Adcock) bankruptcy granted.

Lot #62 (Roda) sold to bank 1/21/201

TREASURE'S REPORT: Barb Conits

Operating Acct. \$514,671.65

COMMITTEE REPORTS:

ARC- will set the standard for replacing all air conditioners units. One of the loft Units had to be replaced in the front of the yard. This is due to the increased pressure on the wires or lines. The committee will give notice on their decision and put a note on the board to inform residents for future a/c replacements.

OLD BUSINESS:

Website is being worked on by Steve Guest.

Gate entry system has being worked on and is operational.

Gus said "NO" to the additional hours as maintenance person and onsite care and clean up. It has been requested by our President to take pride in our community and treat it with respect and care. If everyone would pitch in where you see something that needs to be picked up or taken care of, that would help. Remember to please help out!! We all are volunteers!!

NEW BUSINESS:

New A/C placement will be with the approval of ARC.

Pool heater that was purchased in 2010 is not working. New estimates/bids are being sought.

Motion was made by Bill Mowerson to find estimates for the Reserve Study. Mike Hanner 2nd the motion. Motion passed unanimously.

Barb motioned to purchase algae eating carp for the pond not to exceed \$200.

Bill motioned to check into prices for replacing palm trees. Barb 2nd the motion. Motion passed.

NEXT MEETING DATE: March 4, 2014

Annual General Meeting date: March 18, 2014

MEETING ADJOURNED

Respectfully submitted,

Ruth Haeberle