

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

March 7, 2017 6:00 PM, VWS CLUBHOUSE

Minutes

1. **ROLL CALL:** Barbara Conits, Mike Hanner, Norma Cortonesi, Bob Lewis(absent), Bill Mowerson, Hank Schulte ***** Property Mgr: Debbie Coburn
2. **APPROVAL OF MINUTES** of February 7, 2017 Motion to accept –Barb Conits, Seconded – Hank Schulte
3. **MANAGER'S REPORT - Debra Coburn** - White – Lot #26 completed court ordered payments , Lot # 88 Bischoff sold to Allison Brown, Lot # 11 Fisher to William and Sarah Graham , closing set for 3/9/17,
4. **TREASURER'S REPORT: - Barbara Conits**
 - a. **Budget report** operating \$2,300.00 reserves \$510,300.00
5. **COMMITTEE REPORTS:**

ARC: - Jim Sangriardi - arc approved, solar can light for 496 6th st, landscaping changes to 549 6th st
6. **OLD BUSINESS:**
 - a. **side yard fencing** - 75% complete , awaiting gate for south side , middle.
 - b. **fence base** – discuss options – set committee to bring suggestions to BOD
 - c. **landscaping contract** - in a holding pattern with CW Willis , They have corrected the mulch project as well as giving VWS a 10% discount for the inconvenience. Balance due \$7,177, need approval to pay
 - d. **reserve study proposal** – BOD wants to ne prior to presenting
 - e. **year end financials** – awaiting draft
7. **NEW BUSINESS:**
 - a. **Skoczylas, Karen** - a statement was made regarding the findings of the hearing committee and the violation fine against Lot #51. There was no discussion to be held. The statement set forth was that after the homeowner presenting her case before an appointed hearing committee, the committee , after careful consideration upheld the decision made by the BOD to enforce the violation to the full extent.
 - b. **Event or blog page for website** - \$300 cost to add this page to website so that it can be updated easily and separately from website - **approved** - Motion made by Mike Hanner , seconded by Barb Conits
8. **HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS. (*Topics are confined to Agenda items. Each speaker will have a 3 minute time limit. Any other issues can be emailed or phoned to the Property Manager*).**

Bill Silvey – presented pics and evidence of electrical damage caused by ATT digging under his drive , resulting in them nicking the main power source to his home and over several months corroding and eventually causing a major power loss to his home at a cost of \$800. Mr Silvey brought it to the attention of the community and felt that VWS should put ATT on notice and hold them responsible for future problems that may result from their project. The BOD instructed Debra to proceed with notification Problems regarding the chlorine and skimmer cleaning in the pool. . .
9. **NEXT MEETING: DATE OF NEXT MEETING: AGM - March 16, 2017 @ 6:00 pm, VWS Clubhouse 2017 Meeting dates: 5/2, 9/5, 10/21 budget workshop, 11/7 and 12/5**
10. **ADJOURNMENT** 6:53pm