

VILLAGE WALK SOUTH OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MINUTES  
May 5, 2015

1. **Call to Order:** 6:03 pm by Bill Mowerson  
**Roll Call:** Present: Barbara Conits  
Mike Hanner  
Bob Lewis  
Bill Mowerson  
Hank Schulte  
Norma Cortinese  
Property Manager: Debra Coburn
2. **Approve Minutes of March 17, 2015 AGM**  
**Motion to approve** - by **Barb Conits**  
**Motion seconded** - by Mike Hanner  
Passed unanimously.
3. **Manager's Report:** Debra Coburn
  - a. **Account Balances** – 2 member accounts are now in the hands of the VWS attorney for past due monies: Lot #26 and Lot #99. Lot #22, has given post dated checks to pay balance owed.
  - b. **Maintenance Updates** – Pace III has picked up the broken pool furniture for repair, umbrella is beyond repair and can be disposed of. Replace broken pot in pool area after pool reno
  - c. **Notice of Lien** – none this month.
  - d. **Units closed** – Lot #79, Adcock / bank owned to Stephenson
  - e. **Foreclosures** – Lot 7 – Boddy in process.
  - f. **Home owner Issues to Manager:**
    - Security Concerns regarding the break ins and the status of the gate operationsRules & Regulations – the BOD and property manager would like to thank Norma Cortinese and Judy Bischoff for volunteering to make sure that the newly amended Rules & Regulations got out to each and every homeowner and/or tenant.
4. **Treasurer's Report** – Barbara Conits  
Operating Acct: \$67,342  
Reserve Acct: \$456,503
5. **ARC Committee Report:** –a/c move at 601 5<sup>th</sup> ave – approved with extra coverage  
Concrete sidewalk paintings - not allowed because it is common area and is owned and maintained by the HOA. The current offenders will be held accountable for maintenance and a letter written by Hank Schulte of The ARC will go out to all homeowners with a warning against such practices.
6. **Old Business:**
  - a. The plantings in the yards North and South of 6<sup>th</sup> Manor that divide the streets. A motion was made by Mike Hanner to move forward with the repair and replacement of the hedges and removal of lattice work NOT to exceed \$2,000 motion seconded by Bill Mowerson - unanimous approval
  - b. The berm planting project Barb Conits made a motion to proceed with the berm project to be completed over the summer break, negotiations and bids will be considered via email and ratified at next scheduled meeting. **Motion** seconded by Mike Hanner. Approved unanimously.

- c. Hurricane Shutters: - awaiting revision of resolution from atty
- d. Pool renovation - Barb Conits made a motion to proceed with bidder - Ken's Pool and Spas, project to include lights and not to exceed \$15,000. Motion seconded by Mike Hanner
- e. Pond has been stocked with the Carp

7. **New Business:**

- a. Rules & Regs regarding red truck – truck is a personal vehicle , falls in the ¾ ton guidelines set by the R & R's and has removed all work equipment to conform: BOD is in agreement nothing more should be done but it was then brought to the bOD's attention that the tag was out of date and that does violate the r& r's . Property manager is to follow up on it.
- b. gate repairs – a new surge protector and loop sensor was needed and have been repaired . gate is currently operational
- c. website upgrade – the property manager has suggested that a web management company should be looked into so that no one person is responsible for the management of the website and so that when changes are needed it will be a simple email or phone call , no matter how many times the BOD changes.

8. **Homeowner Questions & Comments:** the newly laid sod at 495 7<sup>th</sup> street is failing - property manager is to contact landscaper

9. **Next Meeting:** September 1, 2015, 6:00pm VWS clubhouse

10. **Adjournment:** 7:11pm

**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.**