

**VILLAE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.**

MAY 6, 2008

1. CALL TO ORDER:

Sandy Fontana, Vice President, chaired the meeting. Meeting was called to order at 6:000 PM.

Roll Call:

Hank Schulte
Tom Collins
Barbara Conits
Sandy Fontana
Bob McKinley – via conference call
Steve Guest – via conference call
Deb Coburn – Property Manager

2. APPROVAL OF MINUTES:

Motion: to approve the March 4, 2008 minutes

Motion: seconded and passed unanimously.

3. HOMEOWNERS COMMENTS & QUESTIONS:

Dorothy Frances – thanked the Board for the lock on the pool gate

Roz Schwartz – 7th Street – the new parking area looks great but there are weeds popping up – is there anything that Dale can be done about this. Deb Coburn will talk to Dale regarding this matter.

Sue Jordan – can the fence at the rear of the property near the berm be painted black to look better. Deb will talk to Gus about painting it.

Verity Minihan – will the homeowners be notified of what is going on during the summer months. Bob McKinley explained that certain information will be available to the homeowners via the website. Certain aspects of the litigation process will not be available due to confidentiality.

4. PRESIDENT'S REPORT – Bob McKinley

Paperwork for litigation has been signed with the engineer who specializes in testing the soils. Engineers will start work on this in the near future and should be completed by the end of May. Larry Walters, the engineer who our attorney engaged, should be notified shortly thereafter with the results to provide us with an evaluation of the site for further recommendations by 6/19/08. We have a call scheduled with Kirby Kenney, Larry Walters, Tom Collins, & myself at 10:00AM on 6/19 giving us a preliminary verbal report describing the findings for us to go the next step. Should the engineers report support a claim, we will most likely begin drafting

litigation documents by the end of August so we are in advance of the statute of limitations deadlines.

5. **MANAGER'S REPORT** – Deb Coburn

Update on Palm Trees – Several of our palms have died due to a disease that is spreading through southern and central FL. There is no none cure.. The new palms that are being planted are different members of the Queen Palm family, and so, hopefully, they will not become diseased.

Derbra Coburn proceeded to let all know how much Dale has done for the community, e.g. donations of shrubs, palms, etc.

6. **TREASURER'S REPORT**– Barbara Conits

Cash on hand \$72,000
\$16,000 operating funds
\$56,000 in a money market
\$25,000 allocated to the reserve fund balance
\$26,000 available for us.

All figures have been rounded.

There is approximately \$13,000 outstanding in late homeowners' fees. One homeowner has been sent a letter and the next step will be a lien attached to the property.

Verity Minihan asked: what are we spending for electricity in the pool & clubhouse - actual vs. budget: Electricity for the pool is \$4,600 to date, being \$1,000 over budget.

Sue Jordan recommended sending a note to the homeowners reminding them of the Special Assessment of \$500 which is due in Nov & \$500 in Feb (2009). This might be helpful to those homeowners who need to budget. A payment plan was also discussed for the assessment and Debra Coburn and Barbara Conits will work on this. Debra will put a notice in the next invoice that goes out.

7. **REPORT FROM TOM COLLINS**

- A. Pool Lock was installed and homeowners were notified of the code via e-mail. If there are any problems regarding this, Debra Coburn should be contacted.
- B. Entry Gates – Bob Guest & Steve Guest spent endless hours working on the gates. They discovered that there is indeed power. As a result of the gates not being used, the arms of the gates have become rusty and must be replaced. The arms will be replaced this summer. The actual activation has been put off until the fall when both Steve & Bob Guest return so they can make any necessary adjustments.

8. **COMMITTEE REPORT** – Hank Schulte

ARC Report - Hank, Sue & Erica (ARC Committee) are meeting with Dale this week to discuss option designs for the strip of ground separating most driveways. We are trying to balance utility with greenery.

9. **OTHER BUSINESS**

- A. reschedule October 7 Board meeting to November 4
- B. Received a proposal from Dale for plantings for the berm and rear gate. His proposal is for \$3,040 for 138 plants, sod, irrigation and the repair of the rear gate.

Motion was made to set aside \$3,040 during 2008 to accept Dale's proposal.
Motion was seconded and passed unanimously.

- C. Formation of owners committees – tabled

10. **NEXT MEETING:** September 9, 2008

11. **NEW BUSINESS**

Discussion about the Village Walk South web site that was created by Steve Guest and to date has been funded by him personally. It was recommended that we accept the financial responsibility of the website (with certain disclosures stating that the views are not necessarily endorsed by VWS HOA) and pay the \$130/yr.

MOTION was made to sanction the website and pay the \$130/year
MOTION was accepted by all, except Steve Guest who abstained due to conflict of interest
MOTION was passed.

12. **ADJOURNMENT**

Meeting adjourned at 7:10PM