

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 6, 2014

1. **Call to Order:** 6:05pm by Bill Mowerson

Roll Call: Present: Barbara Conits
Alex Fritz (came 15 minutes late)
Mike Hanner
Sue Jordan
Bill Mowerson
Hank Schulte

Property Manager: Debra Coburn

2. **Approve Minutes of March 18, 2014**

Motion to approve - by Mike Hanner

Motion seconded - by Hank Schulte. Passed unanimously.

3. **Manager's Report:** Debra Coburn

a. Maintenance Updates –

- Pressure washing of five buildings completed by United Painting Company.
- Large storm drains blown out and cleaned.
- Carp fish are ordered for the pond. Drain catch needs to be screened first.
- Pool heater installation: propane permit was approved by County.
- All 4 stumps have been removed.
- The Velde property bordering our southern fence was cleaned out by our landscapers.
- The Linus property bordering our northern fence was cleaned out by Linus & Extreme Landscape.

b. Notice of Lien – Liens on Lots #24, #26, #62 and #79

c. Unit closed in April – Lot #64 to Mr. Sangirardi, and Lot #60 set for closing on 5/27/14.

d. Foreclosures - #24 in foreclosure process, and Lot #62 the bank has taken possession, cleaned it out, and an estoppel certificate was executed.

e. Home owner Issues:

- A request to password protect the clubhouse wi-fi.
- An interest in programming car remotes to entrance gate. This requires synqing the handheld gate remote with the cars system, which some owners have done and others aren't able to.

4. **Treasurer's Report** – Barb Conits

Operating Acct: \$76,408.90

Reserve Acct: \$390,011.32

5. **ARC Committee Report:** - Sue Jordan

- Unit 4 has a large, overgrown clump of palms growing against the house. They have received a second notice to cut it back further or remove it.
- Pricing for pool umbrellas that meet our needs runs from \$40 (for wood framed ones) to \$135 (for aluminum framed ones). Various company's offer various sizes and colors.

Motion to approve up to \$135 each for 4 umbrellas by: Bill Mowerson

Motion seconded by: Mike Hanner. Passed Unanimously

- Final meeting to decide plant screening option of newly moved a/c units, will be this week.

6. **Old Business:**

- New sign for the pool area. Options for sign possibilities were discussed, including wording, font size, color, etc. Also options for a new attractive sign on the outside of the entrance gate area were discussed, to include "No Soliciting, No Trespassing, Tow Away Zone, 15 mph". A sign for inside the community was discussed to include "Watch for Children, Dogs Must Be Leashed, Pick

Up Droppings, No Parking On Grass or Overnight on the Street". Sue will take sample ideas to the sign company and get quotes for each sign.

- **Gate Entry Information.** The names and phone numbers of all the VWS residents are being updated into the gate key pad. Please make sure Debi has any new names and phone numbers on owners or renters on site.

7. **New Business:**

- All the palm trees have been trimmed.
- A discussion on raising and thinning out branches on the oak trees. We have 162 oaks. They have never been pruned and may not have to be trimmed again for many years. We have one estimate already. Debi will get 2 more estimates, and then we will move forward.

Motion to have trees thinned out by: Alex Fritz

Motion Seconded by: Barbara Conits. Approved Unanimously.

- River Rock will be used to help "fill in" bare areas on the share driveways that have a strip dividing them. Debi has received various bids for river rock and they are very high. River rock can be purchased by the bag for \$3.00. Alex and Bill will survey the units that will be affected by this addition of rock. They will take measurements, and compute how much river rock will be required and the price. Renting a truck from one of the big box stores could handle the quantity. Volunteers/board members will lay the stone.
- Mulch. Debi has received 3 quotes for laying mulch throughout the community. The landscapers' quotes were for bagged and laid mulch. Debi will check out purchasing mulch by the truck load, then hiring laborers to spread it.
- Preserve Area Walk-Thru. The board met with Kris Hebert from St. Johns River Mgmt. to inspect the preserve area and decide maintenance requirements. The plan is to remove as much new growth as possible that has crept into the pond, which has made *the water-mass* area smaller. More removal of Brazilian pepper trees, primrose and cattails may be cut.
- Road Resurfacing. Debra has contacted two engineering firms. They have submitted a detailed contract to do the inspection/evaluation, restore and/or replace identified areas. She has also contacted six asphalt companies to get estimates. The board has met with most of them to do a walk through, and will wait for written contracts. There is another on-site meeting this week. Road resurfacing would be done during the summer.

8. **Homeowner Questions & Comments:**

- A. Zangrillo asked if large, heavy trucks could be affecting our road conditions.
- A. Zangrillo asked about using funds from the operating account and not the reserve account.
- A. Zangrillo asked about homeowner's insurance.
- A. Zangrillo asked to make the balance sheet available to him.
- A. Zangrillo asked about foreclosures.
- A. Zangrillo asked about new signage.
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9. **Next Meeting:** Sept 2, 2014, 6:00pm VWS clubhouse

10. **Adjournment:** 7:35pm

Motion to adjourn by Mike Hanner.

Motion seconded by Bill Mowerson. Motion passed unanimously

