

**Village Walk South  
Board Meeting Minutes  
May 16, 2006 @ 6PM**

**1. ROLL CALL**

Jim Moy  
Mary Webster  
Christine Dean  
Verity Minahan  
Greg White  
Joanne Conine  
Ray Kennedy  
Neil Jensen - Elliott Merrill Co.-Absent

**Meeting called to order at 6:00 PM**

**2. APPROVAL OF MINUTES**

**A. April, '06 - Motion: to approve these minutes. Motion was seconded and passed.**

**3. PRESIDENT'S REPORT**

B. April 19 - Jim and Neal Jensen did a walk-through of the community for pre-hurricane readiness, appearance of front and back of homes, as well as the county overgrowth being cut on Indian River Blvd.

C. April 20 - Jim and the manager from Massey did a walk-through of the community and marked lawns that will receive replacement sod. There will be 34 bushes planted along the front entrance wall and at the 6<sup>th</sup> St. common Area.

D. April 21 - The front entry gate was damaged by a delivery truck. A damage report was filed with the trucking company. They will replace the key pad post. A police report was also filed. The entry gate stand was replaced, but the technician notified Jim that the remote system will not download phone numbers. The remote internal system was damaged due to the impact. There will be an additional \$1,000 to \$2,000 expense to make it operational. Neal is to notify the trucking company of the additional expense. First Fire Co. will expedite the work by June 1.

E. April 22 - Jim contacted the maintenance person who sprays our retention pond to pick up debris and to spray the perimeter vegetation due to the low water level. This was completed on 4/27/06.

F. April 24 - The Fire Inspector reviewed the remainder of homes being built. He also installed a fire lock at the rear gate, making it accessible only to the fire and police personnel. This locking system was purchased and paid for by Ray Kennedy.

G. April 25 - Jim met with the manager from Massey, United Irrigation and Thornton Landscaping regarding the proper watering of the community. United Irrigation tested all the zones, made adjustments and replaced damaged sprinkler heads. United will be installing a feeder line to connect the end of 6<sup>th</sup> Lane at the retention pond. To

date, this has not been done.

H. April 25 - The developer, Ray Kennedy, has planted 41 trees and bushes along the berm at the rear of the community on the Indian River Blvd. property line at a cost of \$18,000.

I. April 25 - Jim talked to the County Dept. Of Road and Bridges regarding the lack of maintenance being done on the area between our berm and I.R. Blvd.. A county engineer was out and said they did not realize the property was their responsibility. He will schedule the property to be cut and mowed.

J. May 5 - The County cut and mowed the ditch area along I.R.Blvd. They will be back to clean out the silt and sand from the storm water drain. They will cut and mow regularly in the future.

K. May 10 - All the sidewalks are installed at the rear of the community along I.R. Blvd.

L. May 12 - Massey Co. And Thornton Landscaping were on site to re-mark areas of the lawn and gardens to be repaired. The delay was due to Mr. Drake from Massey being hospitalized.

M. May 15 - Jim called the Indian River Sheriff's Dept. regarding speed signs and other road enhancements to deter speeding. Jim left a voice mail.

**Motion: To accept the President's report as given. Motion was seconded and unanimously passed.**

#### **4. MANAGER'S REPORT**

Neil Jensen was absent from the meeting. Please see the attached report from Merrill Mgmt.

N. Christine went over the Financial Report. Year-to-date budget is \$29,823.

**Motion: To accept the Manager's report as given. Motion was seconded and unanimously carried.**

#### **5. TREASURER'S REPORT**

O. The remote controls for the front gate should be ready by the end of this month. They may be purchased for \$25 from Christine or another board member if she is absent. They will not be mailed to anyone.

P. Jim said that once the gate is fixed a letter will go out from Merrill Mgmt. to all the owners and renters with details regarding the gate operation, code, remotes, and purchase price. (#978 6499)

**Motion: To accept the Treasurer's report as given. Motion was seconded and unanimously carried.**

#### **6. COMMITTEE REPORT'S**

##### **A. Nominating Committee**

1. Mary Webster said she will bring forward names to replace Ray at the next meeting.

2. Mary recommends to revise the assistant secretary's position held by Sue Jordan to the position of assistant secretary and assistant treasurer. This is an administrative position, not a board member position, and would be reviewed annually.

**Motion: To accept Sue Jordan as assistant secretary and assistant treasurer. Motion was passed.**

3. Mary recommends we modify the annual meeting date. In the "takeover" Covenants from the developer, our annual meeting date is "Dec. 18".

The original Covenants state July 15 as the annual meeting date as well as the Board members terms of office dates. She recommends to modify all board terms to run from July to July, and to have our annual meeting date as July 18. This would mean Verity's position would close this July, Christine's position would close next July, etc.

**Motion: Modify Board of Directors terms to run from July to July.**

**Motion: Modify Board Officers terms to coincide with Directors.**

4. The Annual Meeting this year will be held on July 18, '06. The Homeowners will vote on one position this year, that held by Verity Minahan. A letter will go out 15 days prior to this meeting, which would be July 1<sup>st</sup>. Letters of intent will go to Mary. The position will be voted on by ballot or proxy. We will need volunteer's to assist with this year's meeting. The Annual meeting will then close and the Board will hold their monthly meeting to elect officers.

**B. Rules and Regulations Committee**

1. Homeowners should feel free to ask new neighbors if they have received a copy of the Rules and Regulations handbook. If they have not, one can be picked up from the Secretary.

**C. ARC Committee**

1. A workshop is scheduled for May 30 at 5 PM in the Clubhouse for Board Members.

2. The committee has one application on hand for a "phantom screen". The screening must be charcoal with a white frame.

**Motion: To approve the "Phantom Screen". Motion passed.**

Joanne will send a letter to the homeowner that the door was approved. Once the door is installed, Greg will inspect the work.

3. The yard gutter at #505 has been inspected by Greg.

4. The yard gutter at #501 still needs to be inspected by Greg.

**7. OTHER BUSINESS**

1. The meeting schedule for the remainder of 2006 is as follows:

July 18, 7 PM: Annual Meeting, followed by the monthly Board Meeting.  
Sept. 19, 6 PM: Board of Directors, will work on the 2007 budget  
Dec. 5, 6 PM: Board of Directors

**Motion: To approve the meeting schedule. Ray abstains**

1. In Jan. 2007, does the Board of Directors want to start alternating their meeting dates from month to month? Recommend to review meeting dates at the July meeting.
2. Mary Webster is concerned over problems that occur at the pool. How do we enforce the rules, whose responsibility is it? The homeowners could police themselves or the Board could send out a notice to all the homeowners stating common problems that arise and to be more observant and helpful in practicing the rules. An alternative is to hire a cabana person to oversee the pool and clubhouse.
3. New signs are being made for the pool area regarding no trespassing after pool hours and no "horseplay" at the pool. These signs will release us from liability in case of accident.

**8. HOME OWNERS QUESTIONS**

A. Joanne Kellmann: 1) Wanted clarification on what is "common property" and what is home owners property. Per Verity, just the garden area along the garage is home owners property. 2) Once the front gates are operable, how does a person walk through the gates? Consensus was to use the remote or use the key pad. 3) She wanted clarification on how to get a termite inspection. Per Ray, each building gets treated 3 times before it's finished. This is effective for one year. After that, the collective owners of each building need to agree on a new inspection and treatment before a company will come out and do the work.

B. Rosalee Willis: What is the status on the broken lamp post bulb? Per Jim, a new bulb is on order.

C. Roberto Martin: 1) He is concerned about the lawn men over-spraying the weed killer and ruining decorative plants. 2) He is also concerned about the timer on the sprinkler system. Per Jim, he talked to United Irrigation regarding the various zones. Randy Thornton, the landscaper, has also helped establish the timing and it should be correct now.

D. Mary Margaret Hatch: She has had many problems with her standard G.E. side-by-side refrigerator since she moved in. There was a class-action suit against the company and now she is waiting for the delivery of a new one. This may be important to other home owners. She will email Jim the information.

E. Irene Austin: 1) she's concerned about the for sale sign in the window of 460 Sixth St.. Is it allowed? Per Jim, no it isn't. The owner has received 3 notices from the Management company and still hasn't complied. It will be going to an attorney next. 2) She isn't happy about the for sale signs at the front entrance always getting moved around. 3) What is the minimum rental period on a unit? Per Jim, there is no minimum in our Covenants. This is something the home owners may want to vote on. There would need to be a majority vote to change it.

F. Robert Guest: After the rain storms, water runs towards his house at 643 5<sup>th</sup> Ave. and pools at the patio slab. Per Jim, he will talk to Randy and see if they can correct this.

**10. NEXT MEETING: JULY 18<sup>TH</sup>, 7 PM**

**ADJOURNMENT: 7:29 PM**