

Village Walk South of Vero Beach
Board Meeting
September 3, 2013

President/Vice president Bill Mowerson called the meeting to order.

Present: Barbara Conits, Alex Fritz, Mike Hanner, Ruth Haerberle, Bill Mowerson, Hank Schulte
Property Mgr: Debra Coburn

Minutes: Minutes from the May 7, 2013 were approved as written.

Home Owners' Comments and Questions Regarding VWS:

1. Judy Requested to have 10-12 copies of minutes available in the club house until web site is on line.
2. Judy's questions concerning the sky-lights were answered by Debra. The sky-lights are considered a window. Home owners may replace them at the owner's expense at the time of roof replacement.
3. Erica expressed concern about her palm tree in front of 491 6th Street. Debra has contacted Pirate Pest Control LLC for an estimate of their treatment of Spiraling Whitefly.
4. Verity asked how frequent was the trimming done? HO at #667 has rat traps around the house but needs to have the bushes trimmed away from the soffits. Also, trimming behind the fence is necessary.
5. Question was asked about how often the city cuts down the plants on the other side of the fence.

MANAGER'S REPORT: Debra Coburn

1. Maintenance Updates- signs painted, carriage lamps on units replaced, carriage lamps on clubhouse sanded ,repaired and painted. Debra requested help on creating a new custom sign for going outside of the pool that will emphasize the problem areas such as; smoking, kids underage, personal property, etc. Ruth will help make the sign.
 2. Liens- Lot # 1 (Forizs)- satisfaction of lien filed, pymt of \$3,526.75
 3. Units closings- Lot #93 Morris to Feeney/ Hickey
Lot #11 Foster to Fisher, Scott & Barbara 7/12
Lot #67 Herald / Schaefer to Vassos, Doug & Hope 5/28
Lot #89 Stephenson to Abbott, Jim & Cynthia 8/28
Lot #6 Myers / Ward to Smith, Jacqueline 8/20
 4. Foreclosures- Lot #79 (Adciock) Wells Fargo ahs began foreclosure process and homeowners has filed for bankruptcy. There is a balance of \$6,632.42, we will get \$2,200.00 back from the bank.
Lot #62 (Roda) Bank has begun foreclosures process, owes \$8,441. To HOA. Bank will maybe give back some of this money. .
 5. Home Owners Issues- Lot #61, Shaw, has problems with the rocks and screening on her patio. Debra Informed residents that everyone is responsible for their own property. The BOD agreed.
 6. Miscellaneous- HOA reimbursed the new secretary, Ruth, for HOA supplies. \$59.75
- NEW BANK- Golf Stream is the new bank. The monthly interest is double what you were currently getting at Sea Coast but will vary so there is no set number for %. HOA positions are: Bill Mowerson is the President/Vice President, Ruth Haerberle is the secretary, Barbara Conits is the treasurer, Mike Hanner, Alex Fritz, Hank Schulte are directors at large.
- Drainage M/M acct will also be moved to the Gulfstream Bank with the Operating and Reserve M/M accts
- GATES- operational 24/7 was discussed and not wanted.
- NEIGHBORHOOD WATCH- This program was not acceptable because there are 3 captains needed.
- CREDIT CARD- is not being used.
- HOMEOWNERS- landscaping company is frustrated with all the extra time it takes to care for HO personal plants, etc. They will pull out plants that are not approved.
- FRONT WALL LANDSCAPE- Alex motioned to have the work done of digging up the roots of a carrot tree that is destroying the walkway by pushing it up then adding plants to cover that area for the cost of \$300. Motioned was 2nd by Mike Hanner.
- #616- behind them smells like chlorine and there are dead trees. Alex proposed waiting for growing season to seed with the additional top soil being added to level it out.

FICUS TREE- removal is still pending, county is responsible and they will contact ATT and FL Power co.
PROPOSAL FOR PEST CONTROL- Alex asked if the treatment for the infected trees was by injection or spray? Also,
is the treatment cost of \$1,020. For all trees on the property and is there a follow-up treatment?
HOA BOARD MEMBERS- HAVE TO TAKE A CLASS

TREASURER'S REPORT: Barb Conits
Operating Acct: \$59,114.52
Reserves ACCT: \$400,057.53

COMMITTEE REPORT: Approved 6th St. enclosure proposal.

OLD BUSINESS:

1. Pond maintenance, Fish die cost \$250.00 for clean- up.
2. Asphalt repair is too small a job for them to come, Debra is on hold with 3 companies.

NEXT MEETING: November 5, 2013

Respectfully submitted,

Ruth Haeberle
Board Secretary