

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

September 5, 2017 6:00 PM, VWS CLUBHOUSE

MINUTES

1. **ROLL CALL:** Barb Conits, Mike Hanner, Norma Cortonesi, Bill Mowerson, Hank Schulte **Prop mgr: Deb Coburn, absent - Jim Sangriardi

2. **APPROVAL OF MINUTES** of May 2, 2017

Motion to approve – Mike Hanner , Seconded by Hank Schulte and Norma Cortonesi

3. **MANAGER’S REPORT - Debra Coburn - Closings / Sales** – - Lot #19 – Corley to De Shay closed 8/16/17, Lot # 59 – Sullivan to Mancuso, closing set for September 21st, Lot #73 – Thompson to Durst closing set for September 8th Hurricane update and plans for clubhouse close up , gate shut down and street light removals and powering down.

4. **TREASURER’S REPORT:- Barbara Conits**

a. Cash position \$509,250

5. **COMMITTEE REPORTS:**

ARC: - Bob Beile gave report- 4 apps and all approved

6. **OLD BUSINESS:**

a. old business completed in May

7. **NEW BUSINESS:**

a. Have someone searching for a rental and purchase in VWS? Informed audience of interest

b. Homeowners Insurance on units that have no mortgage or liens -BOD directed Debra to contact atty for verbiage and to begin insertion to the declarations during the next few meetings instead of waiting for AGM

c. security upgrades regarding break-ins – security cameras on gates, fencing between front gates, vinyl fence along east berm, security guards??Security concerns after break in - fence along iR Blvd \$20,000, camera and recording system to gate - \$3,000, security guards - unknown amt. Anything is possible , it just takes money and if the majority wishes to raise the due s to accommodate? The bottom line is that the first line of defense starts with the homeowner. Suggestion to try and move one of the current cameras in the clubhouse to the gate. Everyone agrees that the gate is not a security gate but an ornamental deterrent.

8. **HOMEOWNERS’ COMMENTS AND QUESTIONS REGARDING VWS. (Topics are confined to Agenda items. Each speaker will have a 3 minute time limit. Any other issues can be emailed or phoned to the Property Manager).** Landscaping is the major area of concern – lack of weeding, edging , pick up and scalping , weed killer when pulling should be done , blowing dead clippings into the mulched bed. Debra is directed to speak to the boss to try and resolve this before moving onto another company.

Special Sidebar Mr Hank Schulte is retiring from his long standing position on the BOD. His service and dedication to the community will be hard to duplicate and he will be missed. We wish him well in his new adventure that takes him far from VWS,

9. **NEXT MEETING: DATE OF NEXT MEETING:** October 21st @ 10am - budget workshop , November 7, 2017 @ 6:00 pm, VWS Clubhouse

10. **ADJOURNMENT** - 7:02 pm