

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Sept. 6, 2011

1. **Call to Order:** 6:00pm by Hank Schulte

2. **Roll Call:** Present: Barbara Conits

Mike Hanner

Sue Jordan

Hank Schulte

On Conference call: Tom Collins

Property Manager: Debra Coburn

- ❖ **Resignation of Steve Guest:** It is with great regret the Board accepts Steve's resignation due to an increased business schedule. As a board member Steve worked tirelessly on the long and involved drainage issue. Due to his legal expertise, Steve saved the HOA thousands of dollars during his time on the Board. We hope that at some time in the future he will wish to volunteer once more.

3. **Approval of Minutes of May 3, 2011:**

Motion to approve - by Sue Jordan

Motion seconded by Mike Hanner. Passed unanimously.

4. **Homeowner's Comments:** None

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

- a. Maintenance Update : Major repairs have been completed on the privacy fences on the north and south side of the property.
- c. Liens: Lot #79, \$3,367.50.
Lot #62, \$4,054.00 , purchased on a short sale.
- d. Units closed: Lot #94 closed 7/24/2011, sold to Teofil Cadmon and Karen Mantell.
Lot #63 short sale, closed 6/9/2011 sold to James and Jane Ferraro. Received \$2,047.86 for a loss of \$2,354.83
- e. Foreclosures: unit #96 still in foreclosure.
- f. Home owner issues:
1. Sent 1st violation letter to a homeowner for renter's car leaking oil on property, and received a reply. Another letter will be sent to the homeowner with the Board's decision of a one week deadline.
2. Received letter from a homeowner regarding various issues with the landscaper. Hank and Sue will review the issue and meet with the homeowner.
- g. Financial Information:
1. Accountant Services for the year-end report are \$2,800.
Motion to approve Accounting Fees - by Barbara Conits.
Motion seconded by Tom Collins. Passed unanimously.
2. Discuss moving Special Assessment funds to the Operating Account. This will be discussed at the Budget Workshop on Thursday, Oct. 27, 6:00 pm at the Club House.
- h. Monthly Financial Information – distributed to the board.
Receivables: \$31,908.14 Foreclosure's: \$13,898.25 Outstanding: \$15,249.14
A Notice to Lien was sent to 5 Homeowners.

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

Operating Acct. - \$25,973.00

Reserve Fund - \$162,732.00

Special Assessment Money Market - \$43,691.00

7. **Committee Report: ARC** – Sue Jordan

No items.

8. **Other Business:**

a. Oak Tree Project – Hank Schulte

Thirty-three oak trees were injected with iron and have shown improvement.

A discussion ensued on the close proximity of the row of oak trees on 6th St.

b. Speeding Issue

The “orange cones” on 6th Street: helped draw attention to the issue, but brought complaints.

Personal intervention with the speeding individuals helped make a big difference.

A discussion ensued on placing a few “children at play” signs in the neighborhood.

c. New Gate Control System – Mike Hanner

Through corrosion and time, the front gate control needs replaced and installed. Prices were reviewed.

Motion to spend up to \$1,000 for the control and installation - by Mike Hanner.

Motion seconded by Hank Schulte. Passed unanimously.

d. Lake Benches – Hank Schulte

After researching available benches and prices, a heavy and durable plastic bench was recommended.

The cost is \$218.00 each with free shipping.

Motion to spend up to \$700.00 for 3 benches – by Hank Schulte

Motion seconded by Mike Hanner. Passed unanimously.

e. Palm Tree removal on 6th St. – Sue Jordan

A diseased palm tree is dead and needs removal. Quote is \$200 for tree removal and \$50 to grind the stump out.

Motion to spend \$250.00 for tree removal – by Sue Jordan

Motion seconded by Hank Schulte. Passed unanimously.

f. Clubhouse Tables – Sue Jordan

Due to the missing conference tables in the clubhouse, 2 heavy duty tables are available for purchase at \$50.00 each.

Motion to purchase 2 tables for a total of \$100 – by Hank Schulte

Motion seconded by Tom Collins. Passed unanimously.

g. Road Sealing –

After reviewing various bids, all roads in VWS were patched and sealed by North County Contracting for a total of \$7,600.00. Due to the very poor condition of 6th Manor, the results were not as good as the other roads in VWS.

Motion to pay North County Contracting \$7,600.00 – by Hank Schulte

Motion seconded by Mike Hanner. Passed unanimously.

h. Seizing unpaid assessment when an owner is renting out their unit.

i. East End Berm Completed

All dead shrubs were removed. The irrigation lines were relocated. New shrubs were planted and mulch added. The area looks very good.

j. Two Oak Trees on 7th St.

After receiving quotes, the large dead oak was removed and the second oak was pruned.

9. **NEXT MEETING:** Nov. 1, 2011

10. **Adjournment:** 7:37pm

Motion to adjourn – by Hank Schulte

Motion seconded by Tom Collins. Approved unanimously.