

**VILLAGE WALK SOUTH
BOARD MEETING MINUTES
SEPTEMBER 19, 2006**

1. ROLL CALL

Mary Webster
Terry Myers
Chris Dean
Verity Minahan
Sue Jordan
Erica Getz
Greg White - absent
Debi Coburn - absent
Report on Debi Coburn being hospitalized.

Meeting called to order at 6:00pm

2. APPROVAL OF MINUTES

Motion: to accept the July, 2006 minutes.

Motion: seconded and passed unanimously.

3. PRESIDENTS REPORT - Mary Webster

- A. E. Merrill Management Co. - a 60 day notice was given to E. Merrill Mgmt. to terminate their contract. Their contract ended as of August 31, 2006. Debi Coburn Management Co. was hired, 778-1122 or cell number 473-6274.
- B. Clements Pest Control - was hired to replace Massey Pest Control. The community has seen a higher level of satisfaction with their work. If anyone notices a problem, contact Debi Coburn, 778-1122 or 473-6274.
- C. Ornamental Accents - was hired to replace United Irrigation. Owner, Dale Bushong did a walk-through assessment of the entire community. He has done preparation work on the irrigation system and has brought it up to "operational" standards and will monitor the situation. There is a plan to look at the overall picture on the irrigation problems and address them in the future. Work on sod replacement is being worked out between Dale Bushong and Clements Pest Control.
- D. Landscaping Bids - we have numerous bids and will start the interviewing process. There will be a recommendation brought forward at the October meeting.
- E. Towing - Mary Webster and Erica Getz - Taylor Towing Co. has been hired. One sign will be erected at the front entrance gate. It has to be displayed for 24 hours before a car can be towed. One warning notice will be given out before a towing is authorized. Debi Coburn will be in charge of the warning forms. This will be in effect on October 1, 2006. When a homeowner sees a violation they should contact Debi Coburn. There will be a total of 4 names on the "authorization" form to Taylor Towing. Erich Kollman has volunteered to help erect the signs if needed. Homeowners were instructed not to approach homeowners who were in violation, but to call Debi Coburn at 778-1122 or cell number 473-6274.
- F. St. John's Water Management District - Sue Jordan - Marc Von Canal from the agency met

with Verity Minahan and Sue Jordan to answer questions and do a walk-through of the preserve. The lake is a “storm water run-off” pond. By nature of its function, it accumulates chemicals and contaminants. Fishing is allowed by homeowners, although not recommended for consumption. Remote controlled boats are also allowed. Activities are at the homeowner’s own risk. Alligators have been seen and removed from the pond. Mowing around the pond is kept to a minimum, as the wild grasses along the edge act as a “filtering” system to the pond. The “preserve” area, to the north of the pond, is a conservation area controlled by the St. Johns Water Management District. Passive activities such as hiking, bird watching, etc. are allowed. Again, activities are at the homeowner’s risk. Mowing and walking paths are not allowed. Removing dead trees is not allowed, as this is a wildlife habitat and home to many critters.

The yearly “Wetlands” report was just received from Reese Kessler of Environmental Consulting Group. The condition of the preserve is doing very well. There is numerous wild life living in the area and plants are growing well. They did recommend continuing with the monthly spraying to restrict nuisance plants from growing that are not native to the area. Mary Webster suggested that homeowner’s be proactive with neighbors regarding inappropriate action in this area and to help inform neighbors of the rules, use and care of these areas.

- G. The Drainage Problem - Mary Webster - a group of board members and Debi Coburn met with a local construction attorney, Mr. Kenny, to check the problem. He observed the number of problem areas and the street drains. We collected the original site plans from Carter & Assoc. for the attorney. After going over all the plans, Mr. Kenny recognized the problems and recommended hiring a surveyor to do an assessment. A surveyor was hired and did a study of the area. He recommended hiring an engineering firm to do complete reports on the situation. We have 5 years to pursue a resolution. The board would like to go forward with this immediately in case any legal action is needed in the future. Mr. Kenny has graciously donated his time and effort, but the engineer will be an expense.
- H. The “**Ornamental**” Gates - Sue Jordan - The gates became operational today. The entrance gate will be open from 7:00am to 7:00pm. The exit gate will be closed at all times and will open automatically when a driver pulls up and stops. The gates are timed to allow one vehicle thru at a time. Trying to “piggy-back” behind another car thru the gates could lead to damage to the gates and to the vehicle. The HOA is not responsible for such damage. Homeowners can purchase a remote from Sue Jordan for \$25 (562-1949), or the homeowner can use the gate code “2002”. Renters should contact the landlord regarding the remotes.

4. **MANAGER’S REPORT** - Mary Webster

- A. Debi Coburn has had her handy-man, Bob, here on a number of occasions doing minor repairs. We will wait for Debi’s return for further details. Regarding the lights that are out on 6th St., the parts are on order and should be replaced soon. A number of homeowners have contacted Debi about problems with their coach lights on their garage doors.

5. **TREASURER’S REPORT** - Chris Dean

- A. Chris Dean was able to close the HOA bank account with E. Merrill Mgmt. at Indian River National Bank with a balance of \$66,245.13. She is now in the process of getting signature

cards and documents completed for a new account with Indian River National Bank. There is approximately a total of \$10,000 in outstanding invoices. All bills and payments are to be sent to our address at 602 Sixth Ave, Vero Beach, FL 32962.

- B. The financial report as of August, 2006, was read. Petty cash is \$19.96 and will need to be replenished.

Motion: to accept the Treasurer's report.

Motion: seconded and passed unanimously.

Mary Webster requested that Chris Dean and Debi Coburn work on a budget proposal for the New Year. We will do a follow-up on the budget at the October meeting and have a finished report for the December meeting.

6. COMMITTEE REPORTS

- A. Nominating Committee - no resignations.

- B. Rules & Regulations - Verity Minahan- The Rules & Regulations will be amended and revised in the future. This will pertain to the "for sale" sign issues, a renter's form, and possibly other issues.

The renters form should be completed by the homeowner and sent to Debi Coburn at 602 6th Ave., 32962. This will be a non-invasive form, although it is a good idea for the homeowner's own protection to supply the renter with a detailed application form.

Terry Myers discussed the issue of turning off generators during the night from a hurricane power failure.

Motion: that generators be turned off during the hours of 10:00pm to 7:00am.

Motion: seconded.

Balloting: Verity Minahan No

Mary Webster No

Chris Dean Abstain

Erica Getz No

Terry Myers Yes

Sue Jordan No

Motion: was not approved

- C. ARC Committee - Verity Minahan - Eric Kollman submitted an application for work along the outside of his garage and front sidewalk. The application was accepted unanimously. Mrs. Minahan reminded all homeowners that according to our documents, before any changes are made on their property, they must fill out an ARC application, submit it to the Board and have it approved before any work can be started. Mary Webster also addressed the situation of homeowners replacing plants without approval.. Dale Bushong, our irrigation contractor, had said that by replacing plants without being cognizant of their overall growth habits and water needs, these plantings could adversely affect the repairs he has and will be performing throughout the community. Please fill out an ARC application first.

7. HOMEOWNER'S COMMENTS

- A. Roberto Martin - he sees that the irrigation work has been improving the appearance of the yards, but he still has a sprinkler head hitting his window. Terry Myers suggested Roberto buy a very inexpensive "shield" to solve the problem.
- B. Saloi Gagel - expressed how happy she is with the improvement of the lawns and gardens. She has had numerous friends comment on how pretty her yard is. Mary Webster suggested that at some future date, we may be able financially to add some mature trees to our community.
- C. Norma Cortonesi - are trucks allowed to park in the driveways? Yes, they are. But not vehicles with commercial signage, excluding emergency response vehicles.
- D. Sandra Fontana - regarding the Treasurer's Report, did we have a \$14,000 deficit? No, we did not.
- E. Judy Bischoff - regarding the drainage problem on 6th St. And 5th Ave., will that be fixed only subject to cost? No.
- F. Irene Austin - are the homeless people still occupying the land at 6th Ave. and 8th St.? No, they have been moved out, but their tents are still there. Homeowner's can contact Code Enforcement.
- G. Kristen Lahti - would like to replace dead plants in her garden. Is she allowed to do that? Yes. Anything major should go thru the ARC committee.
- H. Bonnie Corley - has a problem with various contractors who park in her area leaving trash, using her water to fill their tanks, leaving muddy prints on the exterior walls. Can we talk to the contractors and call this to their attention? Yes, we will contact them.
- I. Norma Contonesi - is very pleased with the improved appearance of our lawn and gardens. She would like to see a hedge along the side yards of the 2 homes on the corners of 6th St. and 5th Ave. Also, 6th St. looks very bare due to lack of mature trees which we lost due to the numerous hurricanes. Mary Webster noted that we are a new community and as such have immature plantings. It will take time for our landscaping to develop. Possibly we could budget for some other trees.
- J. Sandy Fontana - she thinks our meetings have a good turn-out. She believes the homeowners should have a chance to discuss a motion and make comments before a vote is taken.
- K. Judy Bischoff - does the budget contain a "reserve"? We have a "contingency fund" which allows us more flexibility. We had a \$12,000 contingency fund which was originally meant for repainting the first 3 buildings. Since that time, we have had many expenses with the irrigation, pest control, lawn maintenance, and in the future, the 6th Ave. problem.
- L. Kristen Lahti - is Ray Kennedy responsible for the drainage problem? The surveyor will determine where the responsibility lies, whether with Carter Engineers or Ray Kennedy. That has yet to be determined.

8. OTHER BUSINESS

- A. Communication Committee - Verity Minahan suggested the homeowners form a committee to find a way to enhance the communication between the Board, the homeowners, and the website. Judy Bischoff, Sandy Fontana and Bonnie Corley will present their ideas to the Board 5 days prior to the October 17, 2006, meeting. This will not involve any Board members, strictly community volunteers.
- B. Terry Myers expressed an interest in giving the Board's approval to Stephen Guest's

website, Village Walk South, to make it official. Although it is very well done, if he should decide to stop managing it, there is no back-up plan. Plus we have no authority over the content. Terry will discuss with Mr. Guest the problems and possible solutions.

Motion: to officially sanction the website.

Motion: seconded.

Balloting: Verity No

Erica Abstain

Terry No

Mary No

Sue No

Chris Yes

Motion: was not approved.

- C. Motion: to establish a relationship with Taylor Towing Co.
Motion: seconded and passed unanimously.**
- D. Motion: to hire an engineering firm to examine the engineering problem at Village Walk South at a cost not to exceed \$7,500.
Motion: seconded and passed unanimously.**
- E. Motion: that damage, breakage or malfunction of the garage coach lights is the responsibility of the individual homeowner.
Motion: seconded and passed unanimously.**
- F. Motion: that the replacement of the garage coach light must conform with the established fixtures and be approved by the site manager.
Motion: seconded and passed unanimously.**
- G. Motion: that the Ornamental Gates be open Monday through Friday, 7am to 7pm and closed all day Saturday and Sunday.
Motion: seconded.
Balloting: Mary Yes
Verity Yes
Sue Yes
Chris Yes
Terry No
Erica Yes
Motion: was approved.**
- H. Motion: the signature cards for Indian River National Bank will include: Mary Webster, Verity Minahan, Sue Jordan, Chris Dean and Debi Coburn.
Motion: seconded and passed unanimously.**
- I. Motion: to adopt the renter and guest information form.**

Motion: seconded.
Balloting: Mary Abstain
Verity Yes
Sue Yes
Chris Yes
Terry Yes
Erica Yes
Motion: was approved

Debi Coburn will include this form in the next statement.

9. NEXT MEETING: TUESDAY, OCTOBER 17, 2006.

10. ADJOURNMENT: 8:20pm