

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 2, 2012

1. **Call to Order:** 6:05pm by Scott Howder
- Roll Call:**
 - Present: Barbara Conits
Mike Hanner
Scott Howder
Sue Jordan
Hank Schulte
 - Property Manager: Debra Coburn
2. **Approve Minutes of May 1, 2012:**
 - Motion to approve** - by Mike Hanner
 - Motion seconded** - by Hank Schulte. Passed unanimously.
3. **Homeowner's Comments:**
 - a. As a new homeowner, Jan Mooney had a number of general questions about the community.
4. **Manager's Report:** Debra Coburn
 - a. Maintenance Updates – Fence repairs continue. Pool furniture is scheduled to be cleaned this week. Street lights and the west irrigation pump have been replaced. Two dead palms are scheduled for removal.
 - b. Notice of Lien – None to report.
 - c. Unit closings:
 1. Lot #96 – closed on 7/20/12 and sold to Kenneth & Donna Goenner. VWS received all the money due from the foreclosure of \$7,080.95.
 2. Lot #68 – closed on 7/16/2012, sold to Francis & Virginia Loehr.
 3. Lot #21 – sold to Jan Mooney.
 - d. Short Sales:
 1. Lot #79 – Dues and fees owed are \$4,974.16. The bank offered to settle on \$2,280. VWS countered with \$3,630, which received a written acceptance from one bank and waiting on the written acceptance from the 2nd bank.
 - e. Miscellaneous – The property management contract is up for renewal on Oct. 31, 2012.
 - f. Monthly Financial information – included in packet.
5. **Treasurer's Report:** Barb Conits
 - Operating Acct: \$27,579
 - Reserve Acct: \$316,140
 - Special Assessment Acct: \$10,000
6. **Committee Report:**
 - ARC – One application has been approved for replacing dead shrubs.
7. **Old Business:**
 - a. The tree planting program around the pond has been completed. It is a mix of palms and oak trees.
8. **New Business:**
 - a. The resignation of Tom Collins, board president, was accepted due to the purchase of a new home.
 - Motion:** by Sue Jordan to accept Scott Howder as interim president.
 - Motion seconded** by Hank Schulte. Approved unanimously.
 - b. Decision to accept the landscaping bid from *Treasure Coast Turf & Trees*.
 - Motion:** by Barbara Conits to accept the bid from Treasure Coast Turf & Trees for grounds maintenance, irrigation, and fertilization/pest control.
 - Motion seconded** by Hank Schulte. Approved unanimously.
 - * *Acknowledgement was given to Dale Bushong, of Ornamental Accents, for his years of fine work, dedication, and friendship to the Board, the ARC, and the neighbors of VWS. He always gave 110%.*
 - c. Decision on the pond/preserve contract.
 - Motion by** Scott Howder to accept the bid from BioGreen, Shane Wright, for upkeep and maintenance of the pond and preserve.
 - Motion seconded** by Mike Hanner. Approved unanimously.
 - d. Dead palm removal.
 - Motion by** Scott Howder to accept T.C.T.'s bid to remove the 2 dead palms.
 - Motion seconded** by Hank Schulte. Approved unanimously.
 - e. Scheduled a budget workshop for Sat. Oct. 20th at 10:00am in the Clubhouse. Will request 2 or 3 volunteers from the community to participate.
9. **Next Meeting:** Nov. 6, 2012, 6pm at the Clubhouse.
10. **Adjournment:** 6:40pm
 - Motion** to adjourn by Sue Jordan.
 - Motion seconded** by Barbara Conits. Approved unanimously.