

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Nov. 1, 2011

1. **Call to Order:** 6:00pm by Tom Collins
2. **Roll Call:** Present: Tom Collins
Barbara Conits
Mike Hanner
Sue Jordan
Hank Schulte - Absent
Property Manager: Debra Coburn
3. **Approval of Minutes of Sept. 6, 2011:**
Motion to approve - by Barb Conits
Motion seconded by Sue Jordan. Passed unanimously.
4. **Homeowner's Comments:**
Discussion: concern over children playing on 6th St.
Discussion: residents leaving their garage doors open, which is addressed in the Covenants and Rules & Regs. Debbie will contact any owner reported not complying.
5. **Manager's Report:** Debra Coburn
 - a. Special Assessment Update: The board voted to keep \$15,000 of the remaining monies in this account to handle any future drainage repairs. The remainder, approximately \$39,000, will be transferred to the Reserve to offset underfunding from previous years.
 - b. Maintenance Updates: Pool lights all repaired. Three lattice panels reattached to trellis. White stripes to be applied at stop signs this week. Fire extinguisher and smoke detector batteries replaced in clubhouse.
 - c. Liens: Authorization to lien Lot #1, Lot #24, and Lot #26.
 - d. Units closed: Lot #81 closed 10/2011, sold to Wm. and Christine McMasters. Lot #1 in short sale.
 - e. Foreclosures: No new ones.
 - f. Home owner issues:
 1. Lot #95 – Received renter information form on tenants. Regarding tenants' oil leak on the driveway, we received receipt for car parts only. The driveway is due for power wash this week.
 2. Lot #94 – Comcast repaired problem under driveway. Debbie will schedule the concrete repair.
 3. Lot #59 – A police call was made regarding the owners' guest. The HOA attorney was consulted. The home owner will be as liable as the guest if any accident occurs. The attorney will send a notice to the home owner
 - g. Monthly Financial Information – distributed to Board.

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

2012 Budget:

Motion to approve revised budget for 2012 by Sue Jordan.

Motion seconded by Mike Hanner. Approved unanimously.

There will be no increase in fees for 2012.

7. **Committee Report:**

ARC – Sue Jordan

1. Chris Dean submitted application and was approved.

2. An owner planted 3 palm trees inappropriately and without ARC approval. The trees are scheduled to be moved.

8. **Old Business:**

- a. Oak Tree Project – Hank Schulte and Dale are still working on this project. They hope to see a lot of improvement by Spring.
- b. Pond Benches – Three new benches are situated around the lake.
- c. Seizing unpaid Fees - One unit owner and tenant will be notified.

9. **NEW BUSINESS:**

- a. Drainage repair – west end of 6th St. The “bubble up drain” is not working properly and needs repair.
Motion: by Tom Collins to approve *Dale Bushongs'* proposal for drainage repair work for \$2,225.00. Motion seconded by Barbara Conits. Passed unanimously.
- b. Mulching main areas - around the pool and the entrance.
Motion: by Tom Collins to approve *Dale Bushongs'* proposal for mulching those areas with a 4 inch layer at a cost of \$2,715.60. Motion seconded by Mike Hanner. Passed unanimously.
- c. Tree Trimming – trimming palm trees twice a year.
Motion: by Mike Hanner to approve a contract from *Mike's Tree Service* to trim palm trees twice a year for a total of \$1,500.
Motion seconded by Tom Collins. Approved unanimously.
- d. Painting Contract – painting last 4 buildings (7th St., 6th Manor, & 5th Ave).
Motion by Sue Jordan to approve a proposal from *United Painting* to paint those 4 buildings for up to \$10,000. Motion seconded by Tom Collins. Passed unanimously.
We need a proposal to paint the front walls and the clubhouse for 2013.
- e. Yearly Contract Renewals –
Property Manager: Motion by Barbara Conits to accept *Coburn & Company's* contract at last year's rate. Motion seconded by Mike Hanner. Passed unanimously.
Landscape/Maintenance: Motion by Barbara Conits to accept *Ornamental Accents* contract at last year's rate. Motion seconded by Sue Jordan. Passed unanimously.
Pool Maintenance: Motion by Barbara Connits to accept *Mike's Pool Service* contract at last year's rate. Motion seconded by Sue Jordan. Passed unanimously.
Clubhouse Maintenance: Motion by Barbara Conits to accept the contract at last year's rate. Motion seconded by Mike Hanner. Passed unanimously.

Wet Lands Maintenance: Motion by Barbara Conits to accept Jesse Rolands contract at last year's rate. Motion seconded by Mike Hanner. Passed unanimously.

- f. Discussion of mulching the whole community; pros and cons. Appx. cost, \$10,000. Tabled.
- g. Purchase of 4 umbrella tables and 16 chairs for the pool.
Motion by Tom Collins to spend up to \$5,000 for four new pool deck tables and 16 chairs plus lounge chairs.
Motion seconded by Sue Jordan. Passed unanimously.
- h. Christmas Decorations – Discussion of decorating issues and ideas for the front entrance. Time and decorations are donated by the Christmas decorating committee. Steve Guest has been the chair for many years. Any neighbors wanting to volunteer for this committee, please contact Steve.
- i. Utility Royalties – The Communications Consulting Group, upon approval from the board, contacted VWS utility carriers to negotiate easement right contracts. Comcast agreed to a 10 year contract for easement rights on our property and will pay \$13,770 to our association for these rights. After paying the consulting company their fee, VWS would receive \$10,375 from Comcast. The contract was reviewed by the board and the VWS attorney. It was agreed to move forward. This agreement does not obligate any homeowner to use Comcast services; it just gives Comcast easement rights to run lines. Basically no more or less than what they are doing already.
Motion: by Barbara Conits to accept the contract. Motion seconded by Mike Hanner. Passed unanimously
- j. Discuss meeting dates for 2012.

Jan. 3, Mar. 6 (Mar. 20th for annual meeting), May 1, Sept. 4, Nov. 6, and Dec. 4.

Motion: by Sue Jordan to accept these meeting dates. Motion seconded by Mike Hanner. Passed unanimously.

10. **NEXT MEETING:** Dec. 6, 2011, 6pm.

11. **Adjournment:** 7:40pm

Motion to adjourn – by Sue Jordan

Motion seconded by Tom Collins. Approved unanimously.