

VILLAGE WALK SOUTH OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Nov. 4, 2014

1. **Call to Order:** 6:04pm by Bill Mowerson  
**Roll Call:** Present: Barbara Conits  
Mike Hanner  
Sue Jordan  
Bill Mowerson  
Absent: Hank Schulte  
Property Manager: Debra Coburn
2. **Approve Minutes of Sept. 2, 2014**  
**Motion to approve** - by Barb Conits  
**Motion seconded** - by Mike Hanner. Passed unanimously.
3. **Manager's Report:** Debra Coburn
  - a. **Maintenance Updates** –
    - Scheduling to have the pool deck and furniture power washed/bleach.
    - Road repair and paving is complete. The contractor is waiting for the boards approval of the work to get paid.
  - b. **Notice of Lien** – none
  - c. **Units closed** in Sept. and October: Lot #62 Roda to Francisco. Balance due from bank, \$10,652. Bank offered to settle for \$2211. We held out and ended up receiving \$7555. Lot #24 Scata to Nation Star. Balance due is \$8841. Bank offered to settle for \$600. We will hold firm.
  - d. **Foreclosures** - none.
  - e. **Home owner Issues:**
    - Pool maintenance and repair.
    - Cap on rental properties.
4. **Treasurer's Report** – Barbara Conits  
Operating Acct: \$45,408.58  
Reserve Acct: \$425,983.22  
**Motion by Barbara** to accept the proposed budget report for 2015.  
**Motion seconded** by Mike Hanner. Passed unanimously.
5. **ARC Committee Report:** Sue Jordan
  - a. Discussion on the relocation of exterior a/c unit. The property owner is not happy with either locations suggested by the ARC. Owner suggested a third option. The ARC will check this out.
  - b. Installation of Eugenia shrubs around a/c unit is completed on Lot #28. Lot #78 is still to be finished. Sue will contact the owner.
  - c. **\*\***Since Alex Fritz has moved out of VWS, the ARC has lost one of its members. We are looking for his replacement. In the **Covenants of VWS, Article VI** describes the duties and responsibilities of the ARC. You can review this in your documents or go to our website: [www.villagewalksouth.com](http://www.villagewalksouth.com). Basically, *it is the function of the ARC to regulate the use and appearance of the property and all improvements constructed on it to assure harmony of external design and location in relation to surrounding improvements, and to protect and preserve the value and desirability of the VWS community.* If you think you have an interest in joining the ARC and fulfilling the duties and responsibilities assigned to it, please contact Sue by email or phone.  
**Nominating Committee:** Sue Jordan
    - a. **\*\***Two board seats will expire this March. There is also a seat left open when Alex Fritz resigned due to his moving. A total of three seats will be up for nomination this year. We have a cooperative, active, concerned Board to keep the VWS community running well and looking its best. This is a 6 member board. Each board member serves a term of three years, in a 3 year rotation, with two seats expiring each March at the Annual Meeting. There are 6 scheduled meetings per year. If you have an interest in serving your community, please contact Sue by email ([skjordan33@gmail.com](mailto:skjordan33@gmail.com)) or phone (562.1949).

- b. **\*\*Also, I will need two volunteers to assist me with set-up for the Annual Meeting in March, 2015. If you would be available to set up chairs, sign-in owners, hand out ballots and count votes, please contact me.**

6. **Old Business:**

- a. Paving Project: The project is nearly finished, but still needs further attention. Debbi Coburn will contact the contractor to go over further improvements before he gets paid.

7. **New Business:**

a. Termites: Approximately 1 year ago an owner was informed her unit had termites. She had her unit treated. The owner contacted the other unit owners in the building about getting the whole building treated and sharing the cost. They came to no agreement. The board discussed various options that might be available for termite control. Debbi Coburn will check with various pest control companies to get an estimate of costs and procedures for possibly treating all buildings.

- b. Power Wash pool deck and furniture will be done soon.

- c. Discussion to acid wash the pool.

**Motion:** by Barbara Conits to get quotes to acid wash the pool.

**Motion** seconded by Mike Hanner. Passed unanimously.

- d. Discussion to power wash driveways at some later date.

e. Contracts up for Renewal:

1. Coburn & Company indicated there would be no price increase this year. The board had a private conversation to give Coburn & Company a raise.

**Motion:** by Bill Mowerson to raise Coburns yearly contract \$2,000.

**Motion:** seconded by Mike Hanner. Passed unanimously.

2. Treasure Coast Turf & Trees: there will be no price increase this year.

3. Pest Control Company: there will be no price increase this year.

- f. 2015 Budget was approved in item 4 above.

g. Change two items in the Declarations: Remove item 5.13 and stay on track with the Florida Statutes, and add a "deferred rental clause" for new property owners. The board attorney will be contacted to make these changes. It will be discussed at the next meeting.

- h. Discussed non-owner being allowed to serve on the board. Florida statutes say that it isn't allowed.

8. **Homeowner Questions & Comments:**

Karen Elder expressed her gratitude to the board for doing such a fine job keeping VWS in beautiful condition.

9. **Next Meeting:** Dec. 2, 2014, 6:00pm VWS clubhouse

10. **Adjournment:** 7:47pm

**Motion to adjourn** by Barb Conits.

**Motion seconded** by Mike Hanner. Motion passed unanimously