

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

NOVEMBER 9, 2010

1. CALL TO ORDER: called to Order at 6:00pm by Steve Guest.  
Following Directors were in attendance:

Tom Collins (by telephone)  
Barbara Conits  
Mike Hanner  
Sue Jordan  
Hank Schulte  
Steve Guest

Debra Coburn, Property Manager, was also in attendance.

2. APPROVAL OF MINUTES:

Motion: Approve minutes of Sept. 7, 2010, by Hank Schulte

Motion: Seconded by Sue Jordan and passed unanimously

3. OWNERS COMMENTS AND QUESTIONS:

Rosalie Wills: What is the status on cutting the overgrown trees behind the fence on Sixth St.? Sue will check with Dale or the County.

Elaine Meder: What is the status of residents in default? There are 7 residents in default and in various stages of collection of approximately \$16,000. The HOA will be able to collect a good part of this.

Alice Blomquist: What is the status of the foreclosure at 555 6<sup>th</sup> St.? That has been put on hold.

4. MANAGER'S REPORT – Debra Coburn

Acct. Balances: Special Assessments as of 10/31/10 amount to \$100,100.00 -  
99 residents paid in full, 3 making payments and 1 lien.

Quotes received for steel grate replacement (catch basin at east end of pond).

Pool Heater Replacement: The pool heater has been replaced for \$4,600.00 installed.

5. COMMITTEE REPORTS:

ARC: Sue Jordan and Hank Schulte; currently have 2 applications pending.

6. OTHER BUSINESS:

- A. 2011 Budget: For three years the operating portion of the budget has not been increased. All increases have been due to the reserve fund requirements following the decision in March, 2008 to add roof replacements to the HOA's responsibilities. Because of the difficult economy, the fees have been increased gradually. A further \$24 per month per unit is required to bring the reserve fund up to the level of full funding for all major repairs and replacements, including the roofs. The Treasurer, Barb Conits, laid before the meeting a draft budget which would add the additional reserve fund contribution to last year's budget, bringing the monthly dues total to \$184.25 (\$552.75 per quarter).

Tom Collins suggested removing \$8,000 from the Deferred Maintenance Acct. and adding it to the Contingency Fund.

Motion: A motion was brought by Sue Jordan, as follows: Resolved that the draft 2011 Budget be approved with \$8,000.00 being moved from the Deferred Maintenance Account to the Contingency Fund (Budget totaling \$225,338.40)

Motion: seconded by Barbara Conits and passed unanimously.

- B. Steel Grate Replacement at east end of pond: There are bids in from McNichols Co. for 3 different types of grates: regular steel, galvanized steel and fiberglass.

Motion: To accept the bid of \$402.78 (plus tax but including delivery) from McNichols Co. for the fiberglass grate. Moved by Steve Guest.

Motion: Seconded by Sue Jordan and passed unanimously

- C. Trellis Replacement Options: There are two options in addition to simply repairing the existing trellis work in the rear yards of the units on 7<sup>th</sup> Street, 6<sup>th</sup> Manor and the east end of the north side of 6<sup>th</sup> Street:

(i) White vinyl trellis fencing would run \$57/panel plus installation.

(ii) Dale Bushong gave a bid of planting *podocarpus* plants and mulching in all 3 trellis areas for \$2,460.00, plus the cost of removing the old trellis, including cutting the posts level with the ground, which would be \$1,300 plus dump fees. The new shrubs were quoted at 30" tall. This option will be tabled until we talk to Dale about taller shrubs for more immediate privacy. Sue will report back.

- D. Tree Replacement Program: Dale gave the board a quote of \$1,161.50 to plant street trees on 6<sup>th</sup> Manor, which have been deferred until now because of repairs to the drainage system. The quote included one triple Christmas Palm, one triple Foxtail Palm, one single Christmas Palm and one single Foxtail Palm.

Motion: to accept this bid from Dale, by Barbara Conits.

Motion: seconded by Mike Hanner and passed unanimously.

- E. There are currently 2 stumps (one on 6<sup>th</sup> St. and one on 5<sup>th</sup> Ave) that need to be ground down. There are currently 2 declining queen palms along the 6<sup>th</sup> St. wall. Sue will ask Dale for a price for removal of the 2 queen palms and stump removal of all 4. She will also ask Dale about the appropriateness of Buttonwood trees in VWS as was suggested by Bob Monroe.

- F. Landscape and Management Contracts: discussion regarding the bids received for 2011 landscaping and 2011 management services.

Motion: to accept Dale Bushong's bid (which has not increased from 2010) for Landscaping, irrigation, and pest control through Oct. 2011. Moved by Hank Schulte.

Motion: seconded by Sue Jordan and passed unanimously.

Motion: to accept Debra Coburn's bid (which has not increased from 2010) as Property Manager through Oct. 2011. Moved by Hank Schulte.

Motion: seconded by Sue Jordan and passed unanimously.

7. NEXT REGULAR MEETING: Dec. 7, 2010, 6pm.

8. MEETING ADJOURNED: at 7:10pm

Motion: to adjourn by Sue Jordan.

Motion: seconded by Hank Schulte and passed unanimously.