

**VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
December 1, 2009**

1. CALL TO ORDER - meeting called to order at 6:00 PM

Sandy Fontana, President, chaired the meeting and declared that a quorum was present. The following directors were in attendance:

Hank Schulte
Sandy Fontana
Tom Collins
Barb Conits
Mike Hanner
Steve Guest

Debra Coburn, Property Manager, was also in attendance.

2. APPROVAL OF MINUTES:

Motion: to approve the Nov. 3, 2009 minutes – **Steve Guest**, seconded by **Mike Hanner**.

Motion: passed unanimously.

3. OWNER'S COMMENTS AND QUESTIONS

Sandy Fontana called for comments/questions from homeowners

Elaine & Fred Meder, 551 6th Street had questions concerning the wetness of the area in front of their home; should the landscapers be cleaning up the dead palms; who is responsible for the painting of the outside of the buildings. Tom Collins will speak to Dale about the dead palms and Tom will check out the front of their house. Sandy Fontana explained to them about the rotation schedule for the painting of the homes.

Bettina Boudrot, 517 6th Street asked about the building painting schedule. Tom Collins said we would begin the process in the spring and determine which buildings need painting and which just require power washing. The buildings done this year will all have their white trim painted.

4. President's Report – Sandy Fontana

Sandy thanked Debra Coburn for getting all the reports together for this meeting

5. Managers Report – Debra Coburn

Special Assessment Update – total received thru 11/30/09 :
- \$98,900.00 + \$618.99 interest, total to date: **\$99,518.99**
 96 – paid in full
 5 – payment plan
 1 – lien

Debra Coburn has liens for 5 lots that require Sandy Fontana’s signature.
Two foreclosures
Money has been received for the initial assessment of Kennedy’s unit. A total of \$2,195 has been received.

Debra Coburn and the Board reviewed the liens and established strict timelines for commencing the lien process for anyone who falls behind in their payments to the HOA.

A motion was made by Steve Guest, seconded by Tom Collins that the HOA begin to charge \$125 for an estoppel certificate to be accompanied by the HOA documents.
Motion passed unanimously.

These documents will be sent to the Title Company by Debra Coburn.

It was agreed by the Board that \$50.00 of the \$125 collected for the estoppel certificate will go to the HOA.

Pool Maintenance - Mike Hanner introduced Mike Byars (pool technician) who explained the necessity of installing a pool chemical feeding system. Mike Byars will get a total of 3 estimates and perhaps in early 2010 a decision will be made for the installation of this system. The cost will be approximately \$900 and should help eliminate the need to close the pool ,drain and refill.

Mike Byars will also get information on the dawn to dusk license & what is involved to change our license for nighttime swimming.

Mike Byars also discussed the backflow prevention devise for the clubhouse waterline The cost will be approximately \$350 to have this installed. The County is requiring this devise to be installed by March 2010. If we don’t comply by a certain date, we could possibly face a fine. Mike will get 2 additional estimates.

Dead Palms & Stumps. Dale has been given the OK to go ahead with this project. Tom Collins is waiting to hear from Dale as to when the spraying will begin.

6. Treasurer’s Report – Barb Conits

Operating Account	\$5,881.89
Reserve M/M	\$52,282.77
Spec. Assmt M/M	\$63,929.93

7. OTHER BUSINESS

Schedule for 2010 HOA Meetings. Discussion took place on setting up a schedule for 2010 Board meetings.

A motion was made by Barbara Conits, seconded by Tom Collins to adopt the following schedule:

January 5
March 2
March 16 (Annual General Meeting)
May 4
September 7
November 2
December 7

Motion carried unanimously

Litigation Report – Tom Collins

There is a Mediation scheduled for all parties to the dispute on January 7, 2010 to be held in Vero Beach. On Wednesday, December 9, Steve Guest & Tom will meet with our attorney & engineer to prepare for the mediation.

ARC Issues – Sue Jordan and Hank Schulte

Two ARC applications were received and completed.

Next meeting is Tuesday, January 5, 2010

Meeting adjourned at 7:20PM.