

**VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**September 4, 2018 6:00 PM, VWS CLUBHOUSE**

**MINUTES**

**1. ROLL CALL:** Barbara Conits, Mike Hanner, Mary Webster, Bill Minard, Bill Mowerson, Jim Sangriardi - absent \*\*\* Property Mgr: Debra Coburn

**2. APPROVAL OF MINUTES of minutes , May 1, 2018** - Motion to approve Mike Hanner, seconded Mary Webster

**NEW – Homeowners Sign in to speak – state name, lot or address , topic only. Topio will then be discussed later in the agenda , see Item #8** Mooney – clubhouse doors, Tieppo truck

**3. MANAGER’S REPORT - Debra Coburn - Closings / Sales –** Lot #85 Brown to Schwab, 8/30/2018, Lot #24, Founier to Brown , 7/24/2018, Lot#28 Schulte to Barsalou 7/30/2018

**4. TREASURER’S REPORT: - Budget report - Barbara Conits** cash position - \$571,481

**5. COMMITTEE REPORTS: ARC: - Jim Sangriardi / Bob Biele-** 7 apps, 2 for window replacement, 4 landscaping renos and 1 for lattice work on lanai - all approved

**6. OLD BUSINESS:**

**a. Mandatory insurance verbiage –** 5 remaining, awaiting the document from 4, 1 refusal, fining process to begin

**b. Website update and changes –** move ahead with minor repairs, further renos until a later date

**c. Fence repair –** completed - Skocylas, Fence top rail apart and bottom gap behind her unit

**7. NEW BUSINESS:**

**a. Document review–** draft completed , awaiting review – Motion to move to final review Bill Minard , seconded Mary Webster

**b. Front island landscaping –** in need of a plan – Bill Minard will work on a plan and get back to the BOD

**c. New Committees –** new committees are needed for the landscape review as discussed at the last meeting to establish replacement responsibilities. Bob Biele, Karen Tieppo and Marilyn Carney will put together a report fo the BOD

**d. ARC apps –** stress the need for the app approval PRIOR to the work being done Arc fines are increased in the revised R & Rs – moratorium set on all future patios, concrete stones, etc until further research can be done on ground coverage

**e. New Fence –** new fence line between 7<sup>th</sup> st / 6<sup>th</sup> manor, 6<sup>th</sup> st to replace dying hedges completed

**f. Clubhouse door –** in need of repair or replacement – motion made to approve, seconded

**8. HOMEOWNERS’ COMMENTS AND QUESTIONS REGARDING VWS. (Topics are confined to Agenda items. Each speaker will have a 3 minute time limit. Any other issues can be emailed or phoned to the Property Manager).** Tieppo discussing the diesel truck at the rental

across from her unit , leaving it running for long periods and the smell. Biele – really need to know who is renting and who the tenants are. Subject of a published neighbor directory was again discussed and rejected.

9. **NEXT MEETING:** Tuesday, November 6, 2018 @ 6:00 pm, VWS Clubhouse Budget workshop set for Saturday, October 20<sup>th</sup> @ 10am in the clubhouse

10. **ADJOURNMENT** Motioned by Bill Mowerson , seconded by Mike Hanner