

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

December 4, 2018 6:00 PM, VWS CLUBHOUSE

MINUTES

**1. ROLL CALL:** Bill Mowerson, Mike Hanner, Barbara Contis, Jim Sangirardi \*\*\*\*Property Mgr: Debra Coburn

Meeting Called to Order @ 6:03 PM

**2. APPROVAL OF MINUTES** of November 7, 2018 Motion to approve by Mike Hanner, Seconded by Barbara Contis

**3. MANAGERS REPORT** - Debra Coburn - No closings since our last meeting. Maintenance items pressure washing of sidewalks and driveways completed, final phase of painting will start the first or second week of January 2019.

**REMINDERS:** hurricane season ended November 30 and all shutters must be down by December 15. New annual proof of insurance to property mgr. **Annual Maintenance Items** - Annual inspections of roofs, dryer vents and gutters go a long way in preventing problems, **ARC apps** - applications and approval must be done prior to the work being done or are subject to removal.

**4. TREASURER'S REPORT** - Barbara Contis - Cash position \$568,970

**5. COMMITTEE REPORTS:** ARC: - Bob Biele - since the last meeting there have been 4 applications, 3 were approved and the 4th is pending.

**6. OLD BUSINESS:**

a. Motion by Jim Sangirardi to hold the position vacated by Bill Minard until the annual homeowners meeting in March, seconded by Mike Hanner, approved.

b. Website - new host was researched, substantial savings to include ADA compliance.

c. Revised Rules and Regulations are on the website.

d. The proposed 2019 VWS budget was approved by the board. The maintenance fees will increase by \$18 a month for a total of \$660.00 per quarter

**7. NEW BUSINESS:**

a. 2019 meeting calendar - February 5, March 5, March 21, (Annual General Meeting), May 7, September 3, October 26, (Budget Workshop), November 5, December 3.

**8. HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS.**

Jan Mooney - shared the person who cleaned her dryer vent and recommended him highly. Information is posted on the bulletin board in the clubhouse. Andy Zangrillo - asked the reason for finding a new insurance company. Questioned the starting date for the roof replacements and hoped we would not just take off roofs that were in good condition. Ms. Hayes - asked about missing shingles. Property mgr suggested calling Dr. Roof 772-562-7663 for an estimate. Bob Biele - asked if we were looking for new landscapers. Discussion ensued regarding landscaping in general. The units on the east end of the preserve are showing signs of erosion. Debra Coburn will look into it and get somebody out to look at it. Andy Zangrillo - asked if we had any break ins of crimes this past summer of which there were none. Possible neighborhood watch could be looked into. Ms. Hayes asked about painting and shrub removal. Lorraine Michaelson - expressed concern that she was having trouble with the gate code. Jackie Biele - If you see something say something.

**9. NEXT MEETING: Tuesday February 5, 2019 @ 6:00 pm, VWS clubhouse**

**10. ADJOURNMENT:** Motion by Mike Hanner to adjourn, seconded by Jim Sangirardi, 6:59 pm