

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

**BOARD OF DIRECTORS MEETING  
January 5, 2010**

1. **CALL TO ORDER** - meeting called to order at 6:00 PM by Tom Collins as Sandy Fontana is absent.

Tom Collins, Vice President, chaired the meeting and declared that a quorum was present.

The following directors were in attendance:

Hank Schulte  
Tom Collins  
Barb Conits  
Mike Hanner  
Steve Guest

Debra Coburn, Property Manager, was also in attendance.

Sandy Fontana was absent

2. **APPROVAL OF MINUTES:**

**Motion:** to approve the December 1 minutes – **Barbara Conits**, seconded by **Steve Guest**.

**Motion:** passed unanimously.

3. **OWNER'S COMMENTS AND QUESTIONS**

No owners comments/questions to report

Tom Collins explained the new rules & regulations for taking & reporting minutes.

4. **President's Report – Sandy Fontana**

No report as Sandy is absent

5. **Managers Report – Debra Coburn**

Special Assessment Update – total received thru 12/30/09 :

- \$98,900.00 + \$618.99 interest, total to date: **\$99,518.99** – no change from November.

96 – paid in full  
5 – payment plan  
1 – lien

Debra Coburn has liens for 4 lots that require a signature.

No units closed in December  
No foreclosures

Tom Collins asked when the insurance renewal is due. Debbie informed him that it was renewed in November & it was shopped around. The actual new cost is reflected in the 2010 budget.

We have \$25,000 in operating account from 2009. Barb Conits recommends that we leave it as a safety feature.

**6. Treasurer's Report – Barb Conits**

Reserve M/M                      \$52,295

**7. OTHER BUSINESS**

**ARC Issues – Sue Jordan and Hank Schulte**

Nothing to report. Several requests were approved & work has been completed.

**Pool Issues – Tom Collins**

We received 2 estimates for backflow prevention, new County mandate.

Quality 1<sup>st</sup> Plumbing – \$350.00  
ARC Plumbing - \$585.41

**Motion** made by Steve Guest and seconded by Mike Hanner to accept the bid from Quality 1<sup>st</sup>. **Motion** carried unanimously

Estimates for 85 gallon per day metering pump installed & 20 gallon tank - \$1,220.90  
From Applied Aquatic  
Seacoast pools – bid for 2 stennar pumps, 2 20 gal chemical tanks - \$889.00

**Motion** made by **Tom Collins** and **seconded** by **Steve Guest** to accept the bid from Seacoast Pools. **Motion:** carried unanimously

Meeting adjourned at 6:35 PM.

Next meeting is Tuesday, March 2, 2010