

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 2, 2016

1. **Call to Order:** 6:03 pm by Bill Mowerson
Roll Call: Present: Barbara Conits
Mike Hanner
Norma Cortinese
Bill Mowerson
Hank Schulte
Bob Lewis
Property Manager: Debra Coburn
2. **Approve Minutes of December 1 , 2015**
Motion to approve - by Bob Lewis
Motion seconded - by Mike Hanner. Passed unanimously.
3. **Manager's Report:** Debra Coburn
 - a. **Account Balances** – lot #26 atty doing an encumbrance search
 - b. **Maintenance Updates** – painting and repairs completed,
39 units repaired rotten wood.
 - c. **Notice of Lien** – none this month.
 - d. **Units closed** –none this month,
 - e. **Foreclosures** – none to report.
 - f. **Old Business & Home owner Issues to Manager:** - have had several concerns about the speeding
4. **Treasurer's Report** – Barbara Conits
Operating Acct: \$25,033.70
Reserve Acct: \$496,925.07
5. **ARC Committee Report:** Hank Schulte - Ruthenberg requested
Drainage application to remove water from three units, ARC approved app
6. **Old Business:**
 - a. landscaping bids ranging \$3500 (current), \$5200 and \$5,500, Debra to take one more bid from referred contractor before closing out
 - b. get more bids on mulching, current at \$10,200
 - c. painting and repairs completed
 - d. gate operations will continue to be 6pm-6am
 - e. website sent 1st draft of website to BOD for review
 - f. sidewalk painting removal – completed
 - g. all owners with tenants notified to update tenant info are be subject to fines.
 - h. motion sensor lights install on 6 of the 8 units to date.
7. **New Business:**
 - a. volunteers needed for AGM nominating committee
 - b. discussion about new gate dialer \$2000 vs face plate \$750
 - c. garbage supposed to swap large bins for smaller this week
 - d. discussed county violation regarding pond and the ramifications – BOD directed Debra to speak to Carter and Associates to get a clear picture of what the pond is supposed to cover.
8. **Homeowner Questions & Comments:** concern over a couple of Painted garage doors that seem to be rusting. Debra assured the Homeowners that she would contact the painters and they would rectify the situation if need be.
The concern over tenants and no background checks. 517 6th st still Has flooding issues in her yard. 6th manor unit has large Norfolk pine in a pot in her front yard area that has rooted and would like the landscaper to look at to remove it. Dryer vent cleaning, Regal cleaning offering special pricing for multiple units. Discussed the need to stake the new planting between 6th manor and 7th street. Concern of no drip cap flashing under the upstairs windows Sangriardi, Carney and Beile volunteered for the ARC committee , must be appointed at a meeting
9. **Next Meeting:** March 3, 2016 6:00pm VWS clubhouse
10. **Adjournment:** 7:31pm **Motion to adjourn** by Bill Mowerson.,
Motion seconded by Bob Lewis.

REMINDER: 2016 BOD Meeting Dates (Post in your address book)
Feb. 2, March 1 and (March 17 AGM), May 3 Sept. 6, Nov., 1, Dec. 6.