

VILLAGE WALK SOUTH
BOARD MEETING MINUTES
FEBRUARY 5, 2008

1. ROLL CALL:

Erica Getz
Sue Jordan
Verity Minahan
Terry Myers
Mary Webster
Deb Coburn

Meeting called to Order at 6:05pm

2. APPROVAL OF MINUTES:

Motion: to approve the Nov. 13, 2007 minutes.

Motion: seconded and passed unanimously.

3. PRESIDENTS REPORT – Mary Webster

- A. Thank you to Homeowners: Thank you to Robert and Steve Guest, and Bob McKinley for decorating the front entrance for the Holidays. And the much more daunting task of removing the decorations afterwards! Thank you to Pat Moore and Karen Mauro for assisting with the work on the homeowner packets. And thank you to Bob McKinley for all his efforts assisting the Board on the drainage issue.
- B. Winter Party: Larry Moore suggested a casual Friday get-together once or twice a month at the clubhouse. BYOB and a “dish” to share. He agreed to coordinate effort.
- C. Board Nominations: If your name is submitted to run for the Board, please deliver a resume to Sue Jordan by Feb. 20.
- D. D By-Laws Revision: The following correction was made to the distributed Bylaws copy.
 - a) Page 3, Art. IV, sec. 1 – the last sentence should have been deleted: “The number of seasonal directors will be limited to one-third of the total number of six (6) persons”. (This was discussed originally only for practical reasons, concerning the workload of Board members through out the whole year.)
- E. Drainage Issue: The Board and Bob McKinley have had a number of privileged meetings with our attorney, Kirby Kenney. Important concerns revolve around the engineering issues and the legal issues. The Orlando engineering group has reviewed Carter’s work plan, and they have done an on-site review. Their report is expected soon. The Board is also expecting figures for future engineering tests.
- F. Reserve Study: After a 2 week, detailed study, this report was just completed but has not yet been reviewed by the Board. This study details the condition of every aspect of the physical community (buildings, roads,

painting, etc.) and reports the life expectancy of each, costs of repair, money required to have in reserve for these improvements as they are needed.

- G. Annual packet and Homeowner's packet: The Board wants to thank Deb Coburn for all her work in compiling this information and getting it ready for distribution

4. MANAGER'S REPORT – Deb Coburn

- A. Report on the Palm Tree Disease – Dale Bushong has reported the decline of a number of palm trees on VWS property. After consulting with a number of specialists and receiving a report from the University of Florida, this unknown disease is killing off Queen Palms and now has affected the Mexican Fan Palm (Washingtonia palm). It affects both established and new trees. The time from initial symptoms to palm death is only a few months. Scientists believe the disease is spread to new sites by wind. Pruning tools should be sterilized after cutting. The affected tree should be removed immediately. No fungicides are recommended due to the quick demise of the trees. Dale is keeping a close watch over the palms. If anyone notices lower fronds browning on the palms, please notify Deb or Dale.
- B. Increase in D/O liability insurance – this increase would cost \$590 for an additional million dollar coverage. An insurance company has been located to discuss with the community information on “master insurance policies” for the buildings.
- C. Year-End Financials – the C.P.A. will have the 2007 financial report ready for the March meeting.

5. TREASURER'S REPORT – Verity Minahan

The year-to-date financial report is \$9,707.68 under budget. The savings came from across the line items.

6. DRAINAGE REPORT – (reported earlier)

7. COMMITTEE REPORTS:

A. NOMINATING COMMITTEE – Sue Jordan

Although it has been mentioned at the last 6 Board meetings that volunteers are needed for Board vacancies and/or election, and that this information has gone out in the minutes of 6 meetings and that there have been 2 or 3 notices go out in the quarterly assessments, the Board has received no applications or resumes

B. RULES & REGULATIONS COMMITTEE – Verity Minahan

Nothing new to report.

C. ARC – Sue Jordan

Nov.2, 2007 Jeanne Coady on 6th St. requested enclosing her lanai. The plans met the guidelines, it was approved and has been completed.

Nov.14, 2007 the McKinleys on 5th Ave. requested adding shrubs to the south side of their home. Application approved. Work complete.

Dec. 4, 2007 Steve Guest on 5th Ave. requested adding shrubs to the north wall of their home. It met the guidelines, approved, completed.

Dec. 5, 2007 Robert Guest on 5th Ave. requested mounting their satellite dish to the rear of their home. It met the guidelines, approved, completed.

Jan. 10, 2008 Pat Lavorgna on 6th St. and his neighbor, Ms. Clark, requested improving the strip between their driveways. It met the guidelines, approved, completed.

Jan. 26, 2008 Judy Bischoff of 5th Ave. requested adding more patio blocks across her lanai. It met the guidelines and was approved.

One problem area has been Mr. Geibel's house on 6th Manor. His renters installed a satellite dish to the front of the garage. Satellite dishes are to be installed at the back of the house and not to be seen from their side-neighbors lanai or the front of the house. A certified letter was mailed. He has until Feb. 6th to have it removed. The same renters have been using neighbors driveways for parking and/or guest parking lots for their personal cars.

COMMENTS REGARDING REVISED DOCUMENTS:

Steve Guest: believes item 1.5 in the revised Rules & Regulations infringes on a homeowners right to lease his property.

Hank Schultz: believes renters should abide by the R&R's.

Rosalie Wills: believes it would be helpful to post a listing of VWS homes for rent on the Clubhouse bulletin board.

Steve Guest: takes issue with the ARC guideline, item 2.E, stating a 12" border across the lanai foundation is not adequate and should be 24".

Steve Guest: believes the revised By-Law Art. IV, sec.3 (Removal) undermines the vote of the people who elected the Board members. Mr. Guest believes the original intent was that the "votes present" refers to the members present, not the Board members present. The word "Board" will be deleted.

Mr. Woodrich: asked for clarification regarding eligibility for the Board.

Ms. DeYoung: believes the revised Bylaws pertaining to a six (6) member Board, could cause voting problems.

Mary Webster: *reiterates* that the Bylaws Revision, Art. IV, sec. 1, Board of Directors, **the intention** of adding the phrase "The number of seasonal directors will be limited to 1/3 of the total number of six (6) persons" **was purely in regard to the year-round work-load of the Directors.** It was deleted and removed from the final edition, but was missed in the proofreading.

Anyone interested in running for the Board, please send in a brief resume by Feb. 20th, 2008, to Sue Jordan or Deb Coburn.

9. HOMEOWNER COMMENTS:

Martin Nefsky: is very concerned about the rainy season coming up in Aug. to Oct. This could develop into an insurance problem.

Mr. Woodrich: we need an answer from our attorney when this work will start.

Michelle Jacobus: what is the statute of limitations?

Martin Nefsky: asked why the front gates are not operational and he suggested a camera security system as an option.

Larry Moore: suggested planning a get-together at the Clubhouse the last Friday of each month. This month it will be planned for Friday, Feb. 29th from 6:30 to 8:00pm. Remember to “Bring Your Own Brew” and a dish to pass around.

10. NEXT MEETING: MARCH 4, 7PM

12. ADJOURNMENT: 7:10PM