

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Minutes of Feb. 5, 2013

1. **Call to Order:** 6:00pm by Scott Howder

Roll Call: Present: Barbara Conits
Mike Hanner
Scott Howder
Sue Jordan
Hank Schulte
Property Manager: Debra Coburn

2. **Approve Minutes of Dec. 4, 2012:**

Motion to approve - by Mike Hanner

Motion seconded - by Hank Schulte. Passed unanimously.

3. **Homeowner's Comments:**

*George Bartosch, owner of Treasure Coast Turf & Trees, addressed the meeting regarding landscape work in VWS. He graciously requested that any resident who has a landscape suggestion, be directed to Debra Coburn, not his crew. Mrs. Coburn will then contact the Board or Mr. Bartosch. This is what we will call, "the chain of command".

(T.C.T.& T. has been our new landscape company for only a few months. Mr. Bartosch's company has an excellent local reputation, they've been working very hard, and the Board has been very pleased with their work.

Unfortunately, VWS residents are falling back into an old pattern that has *interfered with any landscape company* we've ever had: **every time one of Mr. Bartosch's employees is stopped by a resident to discuss any landscape issue, it is taking time away from that man's job. If we multiply 102 units times 2 persons per household, that adds up to a lot of nonproductive hours for that company.**

The Board has always stressed, if a resident has an issue or complaint, then they are to email or contact our Property Manager, Debra Coburn (coburnandcompany@bellsouth.net 473-6274).

Mrs. Coburn will then get back to you in a timely manner.

~DO NOT TALK TO THE LANDSCAPE CREW~

(The landscapers "are not" your personal employees. You do not question or direct them. Our gardens and lawns are "common property" and are treated as such, and on T.C.T. & T.'s schedule: fertilizing, weeding, mowing, trimming, etc. NOT on your schedule. If you see a weed, bend down and pull it. If there's a palm frond down, bend down and put it aside. If your shrubs need trimming, wait for the scheduled trim. If you think your shrubs were trimmed too much, call Mrs. Coburn.)

4. **Manager's Report:** Debra Coburn

a. Maintenance Updates –shrubs dying between 6th Manor and 7th St. The Board requests Mr. Bartosch check this area and report back to Debra.

b. Cutting down invading shrubs from the south fence, adjacent to Velde Ford property. T.C. Tree is working on that project.

c. Notice of Lien – none to report.

d. Unit closing – none to report.

e. Foreclosure –

f. Miscellaneous –

*2 units are tied up in estates and have reverse mortgages on them. The HOA attorney has reviewed these issues and given the Board various scenarios, none of which are very viable. No action taken.

*8 homeowners have been notified to replace their broken garage coach lamp (not the light bulbs). Lowes and Home Depot carry these or similar coach lamps starting at \$20. If anyone needs an electrician, please notify Debra Coburn.

*The pool furniture has been professionally cleaned for \$100.00. One lounge was found broken. This will be reported to the furniture company for free replacement.

*The front entrance signs are scheduled for repainting.

*Recently one evening an emergency vehicle could not get through the front gates. They first tried their siren to activate the gates, which didn't work. Then they punched in their emergency gate code, which didn't work. We want to thank my neighbor Mike for responding so quickly to the emergency!

UPDATE: Still investigating why their siren did not activate the gate. Our emergency gate code was checked, and it does work. The Emergency System now has a VWS resident contact to call if there's a problem.

But, if anyone should witness this happening in the future, please just punch in our VWS gate code into the keypad.

5. **Treasurer's Report** – Barb Conits
Operating Acct: \$66,706.00
Reserve Acct: \$333,251.18
Special Assessment Acct: \$10,032.00
6. **Committee Report:**
Nominating Committee: Sue Jordan
Ruth Haeberle and Verity Minahan have volunteered to help with set-up, resident sign-in, and ballot counting at the Annual General Meeting on March 19.
7. **Old Business:**
8. **New Business:**
 - a. T.C.T.&T. Company will give us a quote to mulch the entire VWS community. Barbara Conits stated we have funds **already available** to do this if the cost is kept around \$72/unit. **(there will be no increase in dues)**
Motion: If the Landscape Company can keep the cost to approximately \$72.00 per unit, we accept the bid – by Barb Conits
Motion seconded by Hank Schulte. Approved unanimously.
 - b. Two dogs were seen running loose one evening. ***Whether you have a big dog or a little dog:*** dog owners, please remember, dogs are to be on leashes at all times. Dog owners, please remember, to pick up all dog droppings.
 - c. THIRSTY THURSDAY Social on Thursday, Feb. 14! Everyone is invited!
9. **Next Meeting:**
March 5, 2013 6pm at the Clubhouse.
10. **Adjournment:** 7:12pm
Motion to adjourn – by Sue Jordan.
Motion seconded by Mike Hanner. Approved unanimously.