

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

March 1, 2011

1. Call to order: 6:00pm by Steve Guest  
The following directors were in attendance:  
Tom Collins  
Barbara Conits  
Steve Guest  
Mike Hanner  
Sue Jordan  
Hank Schulte  
Property Manager: Debra Coburn
2. Approval of Minutes:  
Motion: Approve minutes of Jan. 4th, 2011 by Tom Collins.  
Motion: Seconded by Mike Hanner and passed unanimously.
3. Homeowner's Comments:
4. Manager's Report – Debra Coburn
  - a. Special Assessment: total received through 2/28/11 including interest is \$103,131.10 (100 paid in full; 2 making payments with balance due of \$500; 1 lien)
  - b. Maintenance Update : Inspection of storm water management system is due twice a year. MBV Engineering has given us a quote of \$700 per inspection excluding expenses. Debra will check with Jesse Roland (who does the wetland services for VWS) for a quote and get other quotes.
  - c. Liens: no new ones.
  - d. Units closed: Lot #63 and Lot #21 are in short sale.
  - e. Foreclosures: VWS attorney, Roger LaJoie, had been directed to proceed with the foreclosure on unit #61. A stipulation agreement between VWS and the owner has been approved and half the amount owing has been paid with the remainder due on March 31, 2011. Once that has occurred and the regular April 1<sup>st</sup> payment has been made, VWS' lien will be removed.
  - f. Home owner issues: There is an ongoing dispute between lot #32 and a renter at lot #33 regarding garbage can placement. That may now have been resolved. Residents on 6<sup>th</sup> St. placed a dog run in their backyard. They were notified it wasn't permitted and they removed it.
  - g. Monthly Financial Information – distributed to the board.
5. Committee Report: ARC – Sue Jordan

- a. Two arc applications were applied for, approved and have been completed.
- b. A third request has come in, but is out of the norm. An owner has requested to “bump out” their lanai by approximately 18 inches, which would bring it to the fascia board, but not to the end of the roof line. The cement wall between the units would not be changed or affected.

This increase would include appx. 18 inches of a new cement pad, screen and framing. Both ends of the “bump out” would be angled at 30 degrees. *(A previous request for a “bump out” had the ends of the enclosure squared off at right angles which would have interfered with their neighbor’s sight line).* The owner of the end unit in question would move the a/c unit to the side of the building. A shrub would be planted at each angled end, to soften the appearance. Any adjustments to the irrigation system would also be made. The owner would incur all of these expenses. The arc, the board, and the audience had a discussion period. It was decided that the owner would make a prototype and present it in-place at Hank Schulte’s lanai. The results will be discussed at the next meeting.

6. Other Business:

- a. Drainage Update – Tom Collins

Tom did a brief history of the drainage problem, which started approximately 3 years ago. He presented the following Income and Expense sheet:

<b>Assessment Income</b>	\$101,200.00
Interest	2,616.91
<b>Settlement:</b>	
Carter & Assoc.	\$60,000.00
Ray Kennedy	\$12,000.00
<b><u>TOTAL INCOME:</u></b>	<b><u>\$175,816.91</u></b>
<b>Expenses:</b>	
Attorneys fees, Engineers, Contractors, and Geo-Technical	\$148,600.32
<b>Potential Expenses:</b>	
Engineers	\$6,200.00
Lien	\$4,654.27
Additional Repairs	\$1,725.00
<b><u>REMAINING FUNDS:</u></b>	<b><u>\$14,637.32</u></b>

Tom indicated that some loose ends still need to be attended to but that the work is otherwise complete.

- b. Trellis Update: Securing of loose trellis panels has been completed.
- c. **Installation of new a/c pads over sprinkler heads:** Tom Collins

As the original a/c units age and become ineffective, they will need to be replaced. Many newer units will be larger and quieter, and *they will need a larger exterior pad to set on*. We want to avoid these new, larger pads from being placed on top of or in front of the existing sprinkler heads. ***Before replacing the exterior pad and a/c unit, it is important to contact Dale Bushong or a member of the Board.***

Proper placement will avoid the additional time and *expense involved to the owner*, of re-doing the project.

d. Noise Complaint:

Many neighbors expressed concern over the on-going noise, during late evening hours, at a rental house on the north side of 6<sup>th</sup> St. Noise can be heard all across the pond. Deb Coburn will send a certified letter to the owner and the renter. If a problem occurs again, the neighbors are advised to call the **sheriff's office at 772-569-6700 immediately.**

7. ANNUAL GENERAL MEETING: March 22, 2011, 6pm, Clubhouse

Two board seats will be expiring. Michelle Jacobus and Judy Bischoff volunteered to be the Nominating Committee.

8. Adjournment: 7:05 pm

Motion: to adjourn by Barbara Conits.

Motion: seconded by Tom Collins and approved unanimously.