

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

**BOARD OF DIRECTORS MEETING
March 2, 2010**

1. **CALL TO ORDER** - meeting called to order at 6:00 PM by Sandy Fontana, President

Sandy Fontana 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.

2. **APPROVAL OF MINUTES:**

Motion: to approve the January 5, 2010 minutes – **Tom Collins**, seconded by **Steve Guest**.

Motion: passed unanimously.

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

No owners comments/questions to report

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

Sandy Fontana explained that this will be the last scheduled meeting of the current board as the March 16 Annual meeting will include the election of two positions.

5. **Managers Report – Debra Coburn**

Special Assessment Update – total received thru 1/31/10 :

- \$99,000.00 + \$636.72 interest, total to date: **\$99,636.72**

96 – paid in full

5 – payment plan

1 – lien

Maintenance – beginning the bidding process for the painting & power washing of buildings on 6th Street.

Two (2) new foreclosures

Debbie Coburn explained Loss Assessment insurance – inexpensive way to protect homeowners from special assessments due to hurricanes, etc. She suggests that homeowners check their insurance policies to see if it includes loss assessment coverage.

Tom Collins checked his policy and it includes \$1000 in coverage and he said he is able to increase it to \$5000 for \$11.00 additional premium.

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

Operating Account	\$35,865
Reserve/replacement	\$66,730
Special Assessment/MM	\$30,616

7. **OTHER BUSINESS**

Mulch proposal – Tom Collins asked Dale for a price to mulch the front wall. There is 375 feet of landscaped area X 3 feet in depth. Dale's bid was \$494.

Motion by Tom Collins to mulch the front wall landscaping bed. **Seconded** by Hank Schulte.

Motion carried unanimously.

Results of Litigation – Tom Collins and Steve Guest attended the litigation mediation on January 7, 2010. The settlement was \$60,000 from Carter and \$12,000 from Ray Kennedy. In addition, Kennedy corrected all the outstanding issues in the pond/preserve area. He claims he spent \$70,000 in this effort.

The cash has been transferred to our attorney's trust account. After the attorney subtracts his final fee, the remaining settlement will be sent to VWS.

On Thursday, March 4, 2010, Tom Collins, Steve Guest and Dale are meeting with the engineer for suggestions on the construction which needs to be done. The engineer will also give them a list of recommended contractors.

Encroachment Issue – Steve Guest explained the encroachment issue which is extremely complicated. It appears that the homes on the south side of 6th ST all encroach on each others' land. It's possible that this problem exists in other areas of the development. This translates into a domino effect. If anyone has a survey of their property, please let Steve know. If there are surveys, Steve would like to see them to help determine where the encroachments begins and ends. One homeowner on 7th ST had a survey done and it did not indicate any encroachment. He was asked to show his survey to Steve. In order to correct this problem, we may need to have all the homeowners involved sign an agreement to forgive encroachments. Steve Guest has developed a prototype that may resolve this issue.

This needs to be added to the agenda for the March 16 meeting.

Damage to Shrubs/Trees – Tom Collins, Steve Guest

Steve explained that the Christmas Palms were severely damaged due to the extremely cold weather. He spoke to Dale about the palms and Dale feels that they will recover but could take several months. Other plant materials were also severely damaged but with time should come back.

Nominating Committee – Steve Guest

Motion was made **by Steve Guest** to appoint the Nominating Committee for the 2010 Annual meeting to consist of Tom Collins, Chairman and Michelle Jacobus, member.

Seconded by Hank Schulte. **Motion** passed unanimously.

ARC – Sue Jordan - a few applications

Gate Report – Steve Guest

Steve reported that the problem with the gate has finally been detected, corrected and all seems to be working fine. Two sensors were replaced.

Nominating Committee – Michelle Jacobus

There are two three year terms which we are accepting nominations for. To date, Steve Guest and Sue Jordan are running for the 2 positions that are open.

Meeting adjourned at 7:05 PM.

Next meeting is Tuesday, March 16, 2010