

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 6, 2012

1. **Call to Order:** 6:00pm by Tom Collins

Roll Call: Present: Tom Collins

Barbara Conits

Mike Hanner

Sue Jordan

Hank Schulte

Property Manager: Debra Coburn

2. **Approval of Minutes of Jan. 3, 2012:**

Motion to approve - by Barb Conits.

Motion seconded - by Hank Schulte. Passed unanimously.

3. **Homeowner's Comments:** None.

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

a. Account Balances & Year End Financials – reviewed by Board.

b. Maintenance Updates Completed -

Pressure clean & paint clubhouse.	\$400	
Pressure clean pool deck & clean fence.	\$400	
Pressure clean all sidewalks.	\$420	
Pressure clean front entrance walls.	\$100	
Paint front entrance walls.	\$400 + \$200/materials	
Stain & seal pool deck, 2 coats.	\$1580	
Repair pool coping.	\$450	
Tree removal.	\$500	
Stump grinding.	\$ 50	
Back-flow assembly inspection.	\$ 75	
Mulching & landscape extras around front entrance areas.		\$4,940.00

c. Notice of Lien – Lot 79.

d. Satisfaction of Lien – Lot 91.

e. Foreclosure sale – Lot 96.

f. On-going oil leak in driveway by renters. Second issue across the street.

g. Comcast royalty check - \$13,000 deposited to VWS account.

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

Operating Acct: \$81,036.75.

Reserve Acct: \$236,522.83.

Special Assessment Acct: \$10,074.58.

6. Committee Report:

ARC – Five ARC applications have been received. All are completed.

Nominating Committee – Sue Jordan

There are 3 Board positions open this year.

We have 5 nominees: Marilyn Carney, Mike Hanner, Scott Howder, Hank Schulte, and Fay Sullivan. Maureen Collins, Ruth Haeberle, and Erica Getz have volunteered to assist in registering voters and compiling votes.

If you cannot attend in person, please sign your “proxy” form and turn it over to your proxy person. Proxy forms can be found in the email packet that was emailed to you, or the packet that was delivered to you. There are a few extra “proxy” forms in the clubhouse.

7. Old Business:

- a. Old Pool Furniture – Has been sold for \$500.00.
- b. New Pool Furniture - Partial shipment received last week. The remainder is due this Friday.

8. New Business:

- a. Remove 3 small oak trees that are over-crowding the area on the north side of 6th St. for \$150. No need to remove stumps.

Motion to remove 3 oak trees by Hank Schulte.

Motion seconded by Barbara Conits. Motion passed unanimously.

- b. Mulch continuous hedge area along 6th Lane and the north side of 6th St.

Motion to approve \$680 for mulching by Hank Schulte.

Motion seconded by Mike Hanner. Motion passed unanimously.

9. Next Meeting:

The Annual General Meeting. March 20th, 2012. PLEASE ARRIVE AT 5:45pm to Register. This meeting is to vote in new Board members.

Next regular Board meeting is May 1, 2012, 6pm.

10. Adjournment: 6:35pm

Motion to adjourn by Hank Schulte.

Motion seconded by Mike Hanner. Approved unanimously.