

VILLAGE WALK SOUTH OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
May 3, 2011

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

2. **Roll Call:** Present: Tom Collins

Barbara Conits

Mike Hanner

Sue Jordan

Hank Schulte

Absent: Steve Guest

Property Manager: Debra Coburn

3. **Approval of Minutes:**

**Motion** by Barb Conits: Approve minutes of March 1, 2011.

**Motion seconded** by Mike Hanner: passed unanimously.

4. **Homeowner's Comments:**

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

a. Special Assessment: total received through 2/28/11 including interest is \$103,139.44

(99 paid in full; 2 making payments with balance due of \$500; 1 liened)

b. Maintenance Update : None to report.

c. Liens: no new ones.

d. Units closed: Lot #21 closed 4/14/2011 to Nicholas & Donna Ellis. VWS received all money due - \$4,200.18.

e. Foreclosures: unit #61, all moneys paid in full thru June 30,2011. Another unit is in a short sale and has an offer.

f. Home owner issues: none.

g. Monthly Financial Information – distributed to the board.

Receivables: \$34,420.98. Foreclosure's: \$16,086.94. Second quarter dues outstanding: \$12,160.50.

A notice of lien will be sent to all owners who are in arrears.

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

Operating Acct. - \$41,000.

Money Market Acct. - \$140,000.

S.A. Money Market - \$55,000.

7. **Committee Report: ARC** – Sue Jordan

a. Two ARC applications have been completed. A third application has been approved, but hasn't been started yet. Robert Guest's application for a lanai 'bump-out' has gotten a "preliminary approval" from the ARC based on final determination from the I.R.C. building code division.

b. An application was submitted for removal of an oak tree at 495 6<sup>th</sup> St. The arc discussed this with Dale. A number of oaks in the community are in the same state. Numerous oak trees were planted in their heavy plastic containers and have been struggling to break through them. The arc is submitting this situation to the Board for further discussion

**8. Other Business:**

A. Oak Tree Project – Hank Schulte presented a comprehensive list of oak trees in the Community that appear to be underdeveloped. There are 32 trees. Three options are available: 1) dig down and slice the plastic container, 2) give an “iron” injection to each tree, 3) remove the tree. Dale Bushong has quoted a price of between \$28.00 to \$56.00 to work on each tree.

**Motion** by Barb Conits: to approve a budget up to \$1,000.00 for work on the oak trees.

**Motion seconded** by Sue Jordan: approved unanimously.

Hank will be in charge of this project.

B. Hurricane Preparedness – Sue Jordan

Hurricane handouts were presented to the Board containing information pertinent to the VWS board. It contained a board and support group contact list, hurricane installers, project assignments for the Board and assignment list for residents to carry out. There was also an information sheet from I.R.C. pertaining to disaster planning for Homeowner’s Assoc.’s.

C. Remaining funds from the Drainage Project – Tom Collins

There are 3 options that were addressed:

1. Road Paving –patching and sealing of all the roads in VWS. Debbi Coburn will contact a paving contractor. Sue will do a walk through with the contractor, marking areas for patching. Then other bids will be pursued.

2. Berm on east end of VWS – Board members did an inspection of the berm with Dale Bushong: *\*Remove dead shrubs.* *\*New shrubs* will be planted keeping in mind *drought tolerance, light requirements, frost tolerance, pest resistance, upkeep requirements, and adult size of the selected shrubs.* Varigated scheffelera and viburnam were both discussed. *\*The irrigation lines* on the berm will be relocated. *\*Mulch* would be applied after the work is complete.

**Motion** by Hank: to budget \$3,750 to accomplish this work.

**Motion seconded** by Mike: unanimously approved.

3. There are 2 large oaks on the north side of 7<sup>th</sup> St. that need attention. The large oak in the north east area by the fence needs to be removed due to disease and improper back filling by developer. The oak along the fence line with Fountainhead needs several dead limbs removed. Two quotes have been received. A third quote will be pursued.

**Motion** by Mike: to approve up to \$600.00 for this work.

**Motion seconded** by Sue: approved unanimously.

4. Broken pool lounge chairs - Sue will check the cost of replacing broken lounge chairs v.s. repairing lounge chairs.

**9. NEXT MEETING:** Sept. 6, 2011

**10. Adjournment:** 7:05 pm

**Motion** by Barbara Conits: to adjourn.

**Motion seconded** by Tom Collins: approved unanimously.