

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 3 ,2016

1. **Call to Order:** 6:00 pm by Bill Mowerson
2. **Roll Call:** Present: Barbara Conits, Mike Hanner, Norma Cortonesi, Bill Mowerson, Hank Schulte , Absent : Bob Lewis
Property Manager: Debra Coburn
3. **Approve Minutes of March 1, 1016**
Motion to approve - by Mike Hanner
Motion seconded - by Norma Cortonesi. Passed unanimously.
4. **Manager's Report:** Debra Coburn
 - a. **Account Balances** – lot #26 with atty for collection
 - b. **Maintenance Updates** – new umbrellas, new storage shed located at the back of clubhouse, 4 patio furniture pieces in for repair
 - c. **Notice of Lien** – none this month.
 - d. **Units closed** –Lot #35 Carson to Adelwerth,
 - e. **Foreclosures** – none to report.
 - f. **Old Business & Home owner Issues to Manager:** - none to report
5. **Treasurer's Report** – Barbara Conits
Operating Acct: \$ 91.62
Reserve Acct: \$530,897.50
6. **ARC Committee Report:** Jim Sangriardi - new committee meeting to set standards ,
Procedures and to discuss current issues on 5/18/16
7. **Old Business:**
 - a. Lot #7 @ 550 6th Lane – (see attached docs provided by owner) new owner has been in the process of purchasing this short sale since 10/30/14 , did not take possession until 2016. Was not disclosed to the new ruling established 2/2016 regarding owners not residing in the unit and the two year waiting period before renting the unit. He is asking for the BOD to consider his situation as he had purchased the unit for an investment. After review of documents and discussion, including the homeowners in attendance (a record attendance at a BOD meeting) the decision was made to uphold the resolution and ruling on leasing of units . The BOD and membership felt that much time and effort went into establishing the resolution with the intent to prevent the community from becoming a rental community. The recorded rules and regulations, declarations and by-laws governing the community should have been provided by the real estate or Title Company and review prior to closing.
 - b. website has gone live - BOD is setting up emails and training sessions
8. **New Business:**
 - a . sidewalk painting guidelines and approved color established – only the stoop by the door front can be painted and only in the driftwood gray color.
 - b. new loop installed on exit gate
 - c. discussed leaving the pool open until 10 pm - need to check with county.
Motion to approve - by Hank Schulte
Motion seconded - by Norma Cortonesi. Passed unanimously
9. **Homeowner Questions & Comments:** 497 6th Manor – Snoha, repair of broken sewer line under drive, asking for reimbursement of plumbing repairs . BOD approved . 522 6th street – Adelwerth, asking the BOD to consider banning all basketball hoops , nets, etc.in the community. 514 6th Street – Hale , discussed the drainage and mosquito problem at her unit. Debra Coburn will contact landscaper and irrigation company to again take a look at her unit. Mike Hanner reminded them of the necessary repair to the leaking faucet on the lanai that is adding water to the rear exterior and the cause of her rusted screen door. Pond – will let nature take its course and will revisit if necessary
10. **Next Meeting:** September 6, 2016 AGM 6:00pm VWS clubhouse
11. **Adjournment:** 6:53pm **Motion to adjourn** by Mike Hanner.,
Motion seconded by Bill Mowerson.

REMINDER: 2016 BOD Meeting Dates (Post in your address book) Feb. 2, March 1 and (March 17-AGM), May 3 Sept. 6, Nov., 1, Dec. 6.