

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

**BOARD OF DIRECTORS MEETING  
May 4, 2010**

1. **CALL TO ORDER** - meeting called to order at 6:00 PM by Hank Schulte

Hank Schulte chaired the meeting and declared that a quorum was present.  
The following directors were in attendance:

Tom Collins  
Barb Conits  
Mike Hanner  
Steve Guest (via telephone)

Debra Coburn, Property Manager, was also in attendance.

ABSENT: Sue Jordan

2. **APPROVAL OF MINUTES:**

**Motion:** to approve the March 2 & March 16 2010 minutes – **Tom Collins**, seconded by **Mike Hanner**

**Motion:** passed unanimously.

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

**Nothing to report**

4. **Managers Report – Debra Coburn**

Special Assessment Update – total received thru 5/1/10 :

- \$99,100.00 + \$647.33 interest, total to date: **\$99,747.33**

96 – paid in full

5 – payment plan

1 – lien

Maintenance:

Painting: will be finished on 5/5/10. Hank Schulte will walk the property & inspect the painting prior to delivering the last payment to the painter.

Liquid Solar Blanket for pool – will be approximately \$400-\$500 & will last about 4 months. Most pool contractors think it is a waste of money. Tom Collins asked Debbie Coburn to investigate this further and get additional quotes on this.

Units Closed in April: None

Foreclosures: One, and going to public auction on 7/26/2010

Contractors: rebidding on contracts for landscaping, property management and insurance will begin.

**6. Treasurer's Report – Barb Conits (figures are rounded)**

Operating Account	\$36,000
Reserve/replacement	\$78,000
Special Assessment/MM	\$102,000 includes \$72,000 from settlement

**7. OTHER BUSINESS**

Drainage Works: Contractors have been here looking at the plan to provide estimates for the drainage work. Bids need to be back by May 6.

Meeting adjourned at 6:30 PM.

Next meeting is Tuesday, September 7, 2010