

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

**BOARD OF DIRECTORS MEETING
Sept. 1, 2009**

1. CALL TO ORDER - meeting called to order at 6:00 PM

Sandy Fontana, President, chaired the meeting.

The following directors were in attendance:

Hank Schulte
Sandy Fontana
Tom Collins (via phone)
Barb Conits
Mike Hanner

Debra Coburn, Property Manager, was also in attendance.

Sandy Fontana declared that a quorum was present and announced that this would be a regular board meeting.

2. APPROVAL OF MINUTES:

Motion: to approve the May 5, 2009 minutes – **Barbara Conits**, seconded by **Hank Schulte**

Motion: passed unanimously.

3. OWNER'S COMMENTS AND QUESTIONS

Sandy Fontana called for comments/questions from homeowners present:

Norma Contenesi, 513, 6th. Street, commented on parking on the street around her unit, this also included overnight street parking. She believes a renter on the street is allowing guests to park overnight. The board responded that the rules regarding parking were in the Rules & Regulations of VWS HOA which is posted on the website:

www.villagewalksouth.com. **Debra Coburn** commented that oftentimes, renters are not provided with the Rules. If the problem persists, Deb is to be notified.

4. President's Report – Sandy Fontana

Sandy Fontana announced that Bob McKinley sold his unit in VWS and has tendered his resignation. Hank Schulte made a motion to nominate Steve Guest (who was attending the meeting via phone) to fill the board vacancy. Motion was seconded by Barbara Conits. All voted in favor.

Sandy Fontana has accepted the responsibility of being president and Tom Collins will be Vice President/Secretary.

5. Managers Report – Debra Coburn

Special Assessment Update – total received thru 8/28/09 - \$98,800.00 + \$579.07 interest, total to date: **\$99,379.07**

96 – paid in full

5 – payment plan, balance due \$3,200 (see below)

1 – liened

Maintenance Updates – repaired pool lights, changed gate code, locked clubhouse, put timers on bathroom light & fans.

Lien - Lot 61 (Estate of Barry Shaw) – no payment or correspondence made.

Units Closed in July – McKinley

Foreclosures - none

Rules & Regulations_ - a copy of the proposed R's & R's included

Kennedy's Unit - initial assessment still due: under discussion with closing attorney

Monthly Financial Information_ – included with packets

6. Treasurer's Report – Barb Conits

Operating Account	\$14,044.82
Reserve M/M	\$47,701.92
Spec. Assmt M/M	\$63,683.53

The board discussed the Reserve shortfall. The consensus of the Board was to make up the \$32 per month per unit required to put us on track to be fully funded in two years:

(\$16 per month per unit in 2010 and \$16 in 2011). This increase will only be to cover the shortfall; it does not include any other increase that may be necessary. A Budget Workshop was scheduled for Oct. 6th, 2009.

7. OTHER BUSINESS

- Property Security
- Revised Rules
- Litigation update

Property Security – Discussion followed regarding unauthorized use of the pool and clubhouse which has become quite blatant of late. It has been suggested that we put a keyed lock mechanism on the pool gate to replace the present combination lock. This would require that each homeowner purchase a key that cannot be duplicated if they desire access to the pool and clubhouse. The cost of the lock would be around \$600 and the keys approximately \$16 to \$20. Before taking this step, the board decided that Tom Collins would send a notice via email (and regular mail to non-email owners) explaining the problem and asking residents not to give the code to non-residents. If the problem persists after this – the board will again consider the lock and key solution.

Revised Rules & Regulations - Discussion followed regarding some of the changes in the revised Rules (dogs, parking, etc.). Motion made by Hank Schulte, seconded by Mike Hanner, to approve the updated Rules and Regulations. All voted in favor. Motion approved.

Litigation Report – Tom Collins

There was a Mediation scheduled for all parties to the dispute on August 3rd. In early July, the attorney for the engineering firm asked us to provide additional information. It took us a few weeks to compile the data that the attorney requested. We sent the requested material to our attorney for review and forwarding. We are now waiting for a response so we can schedule Mediation.

Next meeting is Tuesday, Nov. 3rd.

Meeting adjourned at 8:10 PM.