

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Sept. 2, 2014

1. **Call to Order:** 6:05pm by Bill Mowerson

Roll Call: Present: Barbara Conits
Alex Fritz
Mike Hanner
Sue Jordan
Bill Mowerson
Hank Schulte

Property Manager: Debra Coburn

2. **Approve Minutes of May 6, 2014**

Motion to approve - by Barb Conits

Motion seconded - by Mike Hanner. Passed unanimously.

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

a. Maintenance Updates –

- New signs installed: Entrance Gate, First Stop Sign, and Pool Sign.
- Preserve/Lake: Hired Aquatic Systems to maintain the lake and preserve areas for the year.
- Installation of the new pool heater and propane tank is complete.
- Tree Trimming: Hired Distinct Landscape Management to prune, raise canopies, remove deadwood, and lightly thin foliage.
- Curbing: Hired Odom Concrete to install curbing by entrance gate and pool area.
- Road Work: Hired Treasure Coast Asphalt to repair 6th Manor and seal all roads in VWS.
- Mulch and river rock install is complete.
- Shrubs were sprayed for “white fly”.
- A new white, pvc fence was installed around the new pool heater.
- 4 New pool umbrellas at pool.
- The wooden fence repairs are half way done.

b. Notice of Lien – none

c. Units closed in May, June, July and August: Lot #94, Cadmon; Lot #18, Varga to Francisco; Lot #95, Geibel to Francisco; Lot #27, Conine to Sochowicz; Lot #7, Boddy; Lot#79, Adcock to Wells Fargo; Lot #24, Botar to Santillas; Lot #60 Getz to Smith; Lot #24, Scata to National Star; Lot #74, Hammel (dec), rented.

d. Foreclosures - #24 liened, in foreclosure process; and Lot #62, the bank has taken possession, cleaned it out, and an estoppel certificate was executed.

e. Home owner Issues:

- pool maintenance and repair
- Interest in putting a cap on the number of homes that can be rented in VWS

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

Operating Acct: \$50,027.32

Reserve Acct: \$414,011.16

5. **ARC Committee Report:** - Sue Jordan

- The new pool umbrellas were returned due to fading. New ones with SunBrella fabric will be purchased.
- Screening newly moved a/c units from the street: the Eugenia shrub will be used for screening all a/c units except where noted differently.

6. **Old Business:**

- Three new decorative signs for VWS:
 - **Motion** to accept bid from Cutting Edge for \$250 by Sue Jordan.
 - **Motion** seconded by Barb Conits. Passed Unanimously
- Mulch was laid by our landscape company throughout VWS.

7. **New Business:**

- Distinctive Landscape Management, Inc. has been hired to work on the oak trees; (thinning, raising canopy and removing dead wood)
- Treasure Coast Asphalt and Maintenance Company's contract was accepted at a Special Meeting on July 15, 2014, to repair and pave roads in VWS;
 - **Motion** to approve their contract up to \$30,000 by Alex Fritz
 - **Motion** seconded by Bill Mowerson. Passed unanimously
- Odom Construction's contract to install curbing at VWS at a Special Meeting on June 24, 2014;
 - Motion** to approve their contract by Bill Mowerson.
 - Motion** seconded by Alex Fritz. Approved unanimously.
- Discussion to remove 2 small trees;
 - Motion** to approve the removal by Mike Hanner
 - Motion** seconded by Barb Conits. Passed unanimously

8. **Homeowner Questions & Comments:**

None.

9. **Next Meeting:** Nov. 4, 2014, 6:00pm VWS clubhouse
Budget Meeting for Board on Oct. 7, 2014, 6:00pm

10. **Adjournment:** 7:19pm

Motion to adjourn by Barb Conits.

Motion seconded by Mike Hanner. Motion passed unanimously