

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 3, 2015

1. **Call to Order:** 6:01 pm by Bill Mowerson
Roll Call: Present: Barbara Conits
Mike Hanner
Norma Cortonesi
Bill Mowerson
Hank Schulte
Property Manager: Debra Coburn
2. **Approve Minutes of September 1, 2015**
Motion to approve - by Barb Conits
Motion seconded - by Hank Schulte. Passed unanimously.
3. **Manager's Report:** Debra Coburn
 - a. **Account Balances** – BOD directed Debra to send Lot #60 to atty for collection, Lot \$26 take to the final step of possible foreclosure by the HOA
 - b. **Maintenance Updates** – camera system installed in and around clubhouse – annual tree trimming complete
 - c. **Notice of Lien** – none this month.
 - d. **Units closed** – Lot #70 Conits to Snoha,
 - e. **Foreclosures** – none to report.
 - f. **Old Business & Home owner Issues to Manager:** - damage done to homeowners vehicle by gate malfunction , is requesting reimbursement for repairs
4. **Treasurer's Report** – Barbara Conits
Operating Acct: \$34,373
Reserve Acct: \$483,598
5. **ARC Committee Report:** Hank Schulte - no new business
6. **Old Business:**
 - a. contract for new gate operators given to KLB Doors
 - b. berm plantings – myrtle trees tabled until a future date
 - c. Pool renos – completed, inspected and reopened
 - d. Security upgrades after break ins – cameras, sensors, locks, dusk/dawn light and east gate
 - e. website upgrade – in progress
 - d. sidewalk painting removal – approval to remove paint from all four sidewalks , contract given to United Painting
7. **New Business:**
 - a. Entrance gates- proposals for new operators
 - b. painting schedule to start in phase 1, set schedule so that all parties are on same page.
 - c. 2016 proposed budget presented , no increase
 - d. contract renewed for management company and BOD directed Debra to get bids for the landscaping contract Motion: Bill Mowerson, Seconded by Barb Conits
 - e. asphalt cracking to be expected but will continue to monitor
 - f. Christmas decorations – volunteers - Bill Mowerson and Norma Cortonesi
 - g. shutter removal – now there are teeth to enforcement of the 12/15 removal date
 - h. enforce r & r;s regarding tenant information – treat as a violation
 - i. enforce garbage bin removal away from curb after pickup
8. **Homeowner Questions & Comments:** front lights need to be on now that it is getting darker sooner.
9. **Next Meeting:** December 1, 6:00pm VWS clubhouse

10. **Adjournment:** 7:07pm

Motion to adjourn by Bill Mowerson.

Motion seconded by Barb Conits.

REMINDER: 2015 BOD Meeting Dates (Post in your address book)

Feb. 3, March 3 and (March 17 Annual Meeting), May 5, Sept. 1, Nov. 3, Dec. 1.