

VILLAGE WALK SOUT OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING

SEPT. 7, 2010

1. **CALL TO ORDER** – meeting called to order at 6:00 p.m. by Hank Schulte (acting as Chair). The following directors were in attendance:

Tom Collins (by telephone)  
Steve Guest (by telephone)  
Barb Conits  
Mike Hanner  
Sue Jordan  
Hank Schulte

Debra Coburn, Property Manager

2. **APPROVAL OF MINUTES -**

Motion: to approve the May 4, 2010 minutes by Barb Conits

Motion seconded: by Sue Jordan

Motion: passed unanimously

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

Mr. Nolan, 527 6<sup>th</sup> St., asked about the current status of the property easement issue. The status is unresolved, but the Title Co. did approve the sale of the last unit despite being aware of the problem, and so one can assume that other units may be similarly approved.

4. **MANAGER'S REPORT** – Debra Coburn

Special Assessment Update – total received thru 7/31/10 - \$100,000.00 + \$2,601.09 interest = \$102,601.09

99 paid in full

3 payment plans

1 liened

Units closed in July and August - 1

Bid updates for site contractors – it is difficult to get bids for the all-inclusive work that VWS has done (which includes lawn maintenance, property irrigation, and property pest control). Debra will get more lawn bids and pursue this further. Bids for Property Manager will be handled by Sue Jordan.

5. **COMMITTEE REPORTS –**

ARC - only has one issue at present.

6. **OTHER BUSINESS –**

Drainage: Tom Collins. The drainage work has been going on for 2 months. Some money has been held back. A copy of the punch list was given to the engineer and the contractor.

Suspension of rights: (Chapter 720.305(2) of the Florida Statutes)

A resolution was proposed by Steve Guest to suspend the rights of any delinquent members to use the common areas and facilities if they are 90 days overdue in their quarterly assessments. This resolution will be included in all new resident packet's. Delinquent residents would receive a form letter and a copy of the resolution. If they do not comply they would be liable to a fine. There are currently 7 residents which the suspension applies to. The amendment was read by Hank.

Motion seconded: by Hank Schulte

Motion passed: unanimously

Scheduling of budget workshop: will be held at 6:00 pm on Nov. 4<sup>th</sup> at the Clubhouse.

Pool heater: the board is still in the process of getting quotes. Energy efficiency is of prime importance. Pricing of solar panels will also be investigated.

Hurricane Preparedness: Debra Coburn has a staff of 3 men who will arrive on site to secure the pool furnishings in the clubhouse, the exterior ladder, pond benches, remove street signs and street lamp lights. Hank and Mike will secure the clubhouse doors. A mass email will go to all residents to remove any outdoor items and to contact the installers of their hurricane shutters. The same letter will be available at the vws exit gates.

Contract Extensions:

Motion: by Barbara Conits to extend Debra Coburn's and Dale Bushong's contract until Nov. 30<sup>th</sup>, 2010.

Motion: seconded by Hank Schulte

Motion: passed unanimously

**7. NEXT REGULAR MEETING -**

Motion: by Steve Guest to change the date of the Nov. 2<sup>nd</sup> meeting (election day) to Nov. 9<sup>th</sup>, 2010 at 6 pm.

Motion: seconded by Hank Schulte

Motion: passed unanimously

**8. ADJOURNMENT -**

Motion: by Sue Jordan to adjourn

Motion: seconded by Hank Schulte

Motion: passed unanimously

Meeting adjourned at 6:30 pm.