

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

**BOARD OF DIRECTORS MEETING
November 3, 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
Barb Conits
Mike Hanner
Steve Guest

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. Sandy introduced all the board members as changes have taken place since the resignation of Bob McKinley.

2. APPROVAL OF MINUTES:

Motion: to approve the Sept. 1, 2009 minutes – **Barbara Conits**, seconded by **Steve Guest**.

Motion: passed unanimously.

3. OWNER'S COMMENTS AND QUESTIONS

Sandy Fontana called for comments/questions from homeowners present:

Marilyn Nefsky, 530, 6th. Street, and **Jean Coady**, 531, 6th Street are not receiving the minutes by e-mail. Tom Collins asked each of them to send him an e-mail to ensure that he has their correct e-mail address.

Michelle Jacobus, 488 6th Manor, Approximately 4 months ago, Comcast dug up wires for cable, phone and hi-speed internet and never came back to bury all the wires. Some of them have not been connected to the green box. There are approximately 4 out of the 7 units on 6th Manor that are involved. The dirt that was dug up is laying on top of the grass. Comcast needs to be responsible for the repair of the lawn that is damaged. Sandy asked **Debbie Coburn** to contact Comcast as they are not responding to the owners' requests to have this problem rectified.

Judy Bischoff, 673, 5th Avenue, the street sign on 7th Street & 5th Avenue has been bent over. Debbie will talk to Gus about correcting this.

Andy Zangillo, 516 6th Street had some questions concerning the budget, e.g. if cash left over at end of the fiscal year goes into the reserve account. He also questioned practices that are in place when a unit closes to regain any monies owed.

4. President's Report – Sandy Fontana

Nothing to report

5. Managers Report – Debra Coburn

Special Assessment Update – total received thru 10/31/09/09 :
- \$98,900.00 + \$605.48 interest, total to date: **\$99,505.48**
96 – paid in full
5 – payment plan (balance due \$3,100)
1 – lien

Lien and Foreclosures on two (2) units.
Intent to File a Lien on four (4) units.

No units closed in October

Maintenance Updates – Heater turned on for pool

Waste Management sent a rep to check on diesel spills by its trucks. . The WM rep will return to see damage after rain. Debbi is following up.

Effective Nov. 1st, we will only be permitted to water once per week. The water restriction was put in place by St. John's Water Management. Even though the County has no restrictions, SJWM rules apply.

Complaints have been voiced about contractors working on weekends. It was agreed that if it is necessary to perform certain duties on weekends, contractors cannot start until 9:00AM. Debbie will talk to Dale about this change.

Complaints from homeowners about service contractors using water hoses, outside spigots
.Debbi will discuss with Dale.

Kennedy's Unit - initial assessment still due to VWS. Total amount due including interest is now approximately \$1,700.00. Will continue to try to recapture this money.

Monthly Financial Information_– included with packets

A scam has been reported involving packages being sent to residents where no one is home & then picked up at a later date by the scam artist...

Possible break-in reported by homeowner. Police notified. Police suggest an immediate call to 911 if suspicious activity is observed or heard.

6. Treasurer's Report – Barb Conits

Operating Account	\$10,014.84
Reserve M/M	\$52,269.36
Spec. Assmt M/M	\$63,916.40

The board discussed the adoption of the budget for 2010 and the Reserve shortfall. The consensus of the Board was to make up the \$32 per month per unit needed by increasing the monthly charges by \$16.00 this year and recommend the same increase in the 2011 budget. This increase will be devoted to the reserve account.

Motion: - to approve the 2010 budget.
– **Barbara Conits – Seconded by Steve Guest.**

Motion passed unanimously.

Note: Effective 1/1/10, monthly fees will be \$158.25 or \$474.75/quarter

7. OTHER BUSINESS

- Contract renewal Coburn and Company
- Status of entrance gate
- Litigation update
- Pool & clubhouse repairs & upgrades
- ARC issues

Contract Renewal: Discussion followed with Sandy asking if there were any issues. Debbie Coburn agreed that she will not raise her price for the 2010 year. Discussion followed concerning the timing of checks being deposited. Debbie informed the Board that there was no set schedule for deposit of checks in place. It was agreed that checks will be deposited as quickly as possible after receipt. Sandy also felt that it is necessary to accept monthly checks. Tom Collins asked Debbie how often she walked the property. She informed the Board that she drives through once a week when she picks up the mail but that Gus is here twice a week... Tom said 6th Manor should not have been allowed to be in that terrible condition (wires not being buried) for such a long period of time. Tom Collins also asked Debbie if she thought she needed an assistant to handle the workload.. She responded that she thought she did a good job and asked for any feedback Tom said that there have been times when he sends Debbie an e-mail and gets no response. Debbie agreed to be more aware of this.

The Board agreed to renew the Coburn and Company contract for 1 year.

Status of entrance gate – Steve Guest

Steve Guest discussed the status of the gates that were not functioning properly. After numerous attempts to correct the problem, a technician was called in & a circuit board

was replaced. The gates are now functioning properly – opening @ 7:00AM & closing @ 6:00PM.

Litigation Report – Tom Collins

There is a Mediation scheduled for all parties to the dispute on January 7, 2010 to be held in Vero Beach. Before the mediation, Tom will meet with our attorney & engineer to discuss the file. Mediation does not guarantee a conclusion.

Pool & Clubhouse repairs and upgrades – Mike Hanner

Mike (pool technician) was here a few times over the summer and found it necessary to close the pool for 1-2 days.

We will be notified in the near future of a new plumbing code regulation that will require an upgrade to our clubhouse water line.

Behind the pool there is a breaker box that needs to have a lock & combination put on it by March 2010. Gus can handle this project.

ARC Issues – Sue Jordan and Hank Schulte

Sue Jordan and Hank Schulte informed the board that homeowners are requesting to plant shrubs along the trellis (6th Manor). Sue feels that it is better to postpone any planting as they can interfere with the mowers. Sandy informed the ARC to notify the homeowners that the affected homeowners have the boards' sympathy but we can't allow any plantings near the drainage swale until we have a resolution to the drainage problems. A discussion continued about putting up a new fence, Steve Guest estimated that it would cost approximately \$7200. Tom Collins suggested we allow the homeowners to put some planting in ceramic type pots rather than planting them in the ground. It was decided we ask the homeowners to be patient a little longer and do nothing with that area until we have the outcome of the litigation. Sandy feels that we have come too far with the litigation to do something that could affect the outcome.

Scam – Homeowner

A homeowner told the board how she has been victimized. She had a package left at her door that turned out to be a phone from Sprint which she never ordered. She was charged for this phone, numerous calls were made from this phone to Jamaica in the amount of \$3200. She also received a water bill for \$156. She thinks the gardeners are using her water.

Sandy Fontana feels that the Board needs to address this issue.

Palm Trees – Tom Collins

We received an estimate from Dale to cut up, & grind the stumps from the palm trees that have died.

Motion: to cut-up & grind the stumps for a price of \$570.00 and, pending monies that are available, to spend \$1065 to drench the palms with an insecticide.- **Tom Collins**

Seconded by Barbara Conits.

Passed unanimously

Next meeting is Tuesday, December 1, 2009

Meeting adjourned at 7:50PM.