

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Revised Minutes, Nov. 6, 2012

1. **Call to Order:** 6:00pm by Scott Howder
Roll Call: Present: Barbara Conits
Mike Hanner
Scott Howder
Sue Jordan
Property Manager: Debra Coburn
Absent: Hank Schulte
2. **Approve Minutes of Oct 2, 2012:**
Motion to approve - by Mike Hanner
Motion seconded - by Barbara Conits. Passed unanimously.
3. **Homeowner's Comments:** Discussion of the dog attack.
4. **Manager's Report:** Debra Coburn
 - a. Maintenance Updates –city water hook-up to the pool estimates are: \$330, \$350 and \$490. The gradual addition of city water to the pool, as opposed to the well water it runs on now, will help keep upkeep costs of the pool equipment down.
Motion to accept Mr. Plumber's contract at \$330 -by Scott Howder.
Motion seconded- by Mike Hanner. Passed unanimously.
 - b. Cutting down invading shrubs from the south fence, adjacent to Velde Ford property. T.C. Tree offered to remove the trees and haul the debris away for the cost of the chemicals used.
Motion to accept T.C.Trees offer –by Sue Jordan
Motion seconded –by Mike Hanner. Passed unanimously.
 - c. Notice of Lien – none to report.
 - d. Unit closing – none to report.
 - e. Foreclosure – Lot #79 – the short sale fell through, and it's back on the market.
 - f. Miscellaneous – 2 dead palm trees have been removed from 6th St.
 - g. Review of the 2013 Budget.
Motion to accept the finalized budget reviewed by the Board and Volunteer Committee –by Barbara Conits.
Motion seconded – by Mike Hanner. Passed unanimously.
 - h. Monthly Financial information – included in packet.
 - i. Discussion of past due accounts – 3 past-due accounts and a push for liens on 2 other accounts.
5. **Treasurer's Report** – Barb Conits
Operating Acct: \$63,100
Reserve Acct: \$316,373
Special Assessment Acct: \$10,000
6. **Committee Report:**
ARC – two owners were approved to have a tubular skylight installed professionally.
7. **Old Business:**
 - a. Performance rating of T.C.Tree Company. Everyone is very pleased.
 - b. The Budget committee met with three volunteers from the community to discuss the budget for 2013. Volunteers were Chris Dean, Ruth Haeberle, and Verity Minahan.
8. **New Business:**
 - a. An alleged dog attack incident was reported via a letter to the BOD by a homeowner in VWS who was the injured party in the incident. The owner of the smaller dog filed a report with Animal Control. The Board recommends the Property Mgr. mail a certified letter to the owner of the aggressive dog and reminding the owner of the leash laws, as well as aggressive dog behavior.
9. **Next Meeting:**
Dec.4, 2012, 6pm at the Clubhouse.
10. **Adjournment:** 6:45pm
Motion to adjourn –by Barbara Conits.
Motion seconded by Mike Hanner. Approved unanimously.