

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

November 7, 2017 6:00 PM, VWS CLUBHOUSE

Minutes

1. **ROLL CALL:** Barbara Conits, Mike Hanner, Norma Cortonesi, Bill Minard, Bill Mowerson, Jim Sangriardi ***** Property Mgr: Debbie Coburn
 2. **APPROVAL OF MINUTES of September 5, 2017** - Motion to approve , Mike Hanner, Seconded by Barb Conits and Norma Contonesi
 3. **MANAGER'S REPORT - Debra Coburn - Closings / Sales** – Lot #53 – Michaelson to Jackie Hill,
 4. **TREASURER'S REPORT: - Barbara Conits**
 - a. **Budget report** - Cash on hand - \$523,885
 5. **COMMITTEE REPORTS:**
 - ARC: - Jim Sangriardi - 6 apps , all approved , 5 landscaping, 1 ac relocation
 6. **OLD BUSINESS:**
 - a. **Clear hurricane shutters** - reminded homeowners of the shutter resolution guidelines
 - b. **ferarro shingles** – researching the manufacturer of the VWS shingles, Ferraro's unit have shingles that have lost their granular surface, no leakage but esthetically unsightly. Currently this is the only unit but others may become affected in the future.
 - c. **landscaping contact** – getting quotes for landscape services , \$7,400, \$12,000 and \$14,200 still getting quotes
 - d. **Insurance verbiage** - atty comments states that as an hoa we can not force coverage like in a condo. The BOD and majority at the meeting wish to move forward in researching the options so that all are covered
 - e. **Extra Security measures** – change garage carriage lamps to dusk to dawn or motion sensed . Homeowners are still interested in closing the gap between the gates and again , it starts with the homeowner as the first line of defense. Also have the clubhouse cameras cover the gate
 7. **NEW BUSINESS:**
 - a. **Clubhouse reservations** – Bill Minard volunteered to handle clubhouse reservations and activities
 - b. **Proposed 2018 Budget** – after discussion and no increase in annual assessments, a motion to accept the budget was made by Bill Mowerson and seconded by Mike Hanner
 8. **HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS are to be held until this section of the agenda . Topics are confined to Agenda items. Each speaker will have a 3 minute time limit. Any other issues can be emailed or phoned to the Property Manager to be placed on the agenda.**
- The homeowners in attendance were concerned about people hacking and using the free wifi, after discussion, Debra was instructed to have the wifi password protected.
- It was brought to the attention of the BOD that the shutter resolution is unclear and should be rewritten so that anyone can understand it , There was confusion about clear shutters being left up year round –vs- hurricane season. When read, the resolutions clearly states hurricane "season" It was always the intent to not have shutters up all year round. The BOD would take it under advisement and get back to the members at the next meeting.
9. **NEXT MEETING: DATE OF NEXT MEETING: December 5, 2017 @ 6:00 pm, VWS Clubhouse**
 10. **ADJOURNMENT** There be no further business the meeting was adjourned at 7:36PM