

**VILLAGE WALK SOUTH
BOARD MEETING MINUTES
NOVEMBER 13, 2007**

- 1. ROLL CALL:**
ERICA GETZ
SUE JORDAN
VERITY MINAHAN
TERRY MYERS
TOM COLLINS
MARY WEBSTER
DEB COBURN

Meeting called to Order at 5:56pm

Motion: to include By-Laws as number 6 on the Agenda.

Motion: seconded and passed unanimously.

2. APPROVAL OF MINUTES

Motion: to accept the Sept. 2007 minutes.

Motion: seconded and passed unanimously.

3. PRESIDENTS REPORT - Mary Webster

A. Considerations for 2008

1. **In consideration** of seasonal Homeowners, the Annual meeting will be moved to the month of March. The specific Tuesday has not been determined yet. These changes will be reflected in the revised Declarations.
2. **Proposed meeting months** - for 2008 are Feb., March, May, June, Sept., and Oct.
Six meetings a year are required by the By-laws.
3. **Community Social Event** - this was a success in 2007. It would be organized by the Homeowners, preferably in February or March while the seasonal residents are here.
4. **Control of future roofing and outside painting schedules** - the Declarations will have to be revised and amended to accommodate future work in this area. It will take several members to work on these revisions.
5. **Reserve study** - this would be started after the Declarations have been revised to accommodate roofing and outside painting control by the HOA.
6. **Majority of Board projects** - should be accomplished by June30, 2008.

B. By-Laws - review and decide on a 5, 6 or 7 member board.

- C. **Meeting with Kirby Kenney** - on Oct. 29, 2007, to discuss current status and progress of the drainage issue.
4. **MANAGERS REPORT** - Deb Coburn
- A. **Jeanne Coady** - applied to the ARC for enclosing her patio/lanai with windows.
 - B. **Pool Fence** - has been repaired, reenforced and recemented.
 - C. **Speed Bumps** - a number of Homeowners have requested speed bumps/humps due to people speeding up and down 6th Street. Peachtree Products have a number of various pre-made, movable types. Information regarding the paved, asphalt type will be investigated. The matter of drainage around or through these bumps/humps is of prime importance, as is cost, installation and life of the product.
- Motion:** to research speed bumps/humps for 6th Street.
Motion: seconded and passed unanimously.
- D. **Board Officers Holding Dual Roles** - according to the attorney for the State of Florida Statutes there is no prohibition for having officers with dual rolls. This would have to be revised when amending the Declarations. Currently only the Secretary and Treasurer can be a combined office.
5. **TREASURERS REPORT** - Verity Minahan
- A. As of Oct. 1, 2007, there is \$90,236.41 on hand. It was noted that the sensor street lights are on the breaker system with the irrigation pump, adding to the electrical expense of the “irrigation pump” line item.
 - B. There is \$8,816.71 in delinquent fees, past due as of Oct.31, 2007. Notices and fines have been sent out. Six payments have come in since the Summary was typed.
6. **BY-LAW REVISIONS** - Mary Webster
- A. **The number of Directors** on the Board - suggestions for 7, 6, 5 and range of 5 to 7 in number. With a 6 member Board the president does not vote unless there is a tie.
- Motion:** to establish in the Bylaws a 6 member Board of Directors.
Motion: seconded and passed unanimously.
- B. **Art. 3, sec. 1: Annual meeting** - will be held in the month of March at 6:00 o'clock p.m. (Delete reference to the “third Tuesday.)
 - C. **Art. 4, sec. 1: Number** - change from 7 to 6 members.
 - D. **Art. 4, sec. 6: Action taken without a meeting** - change to “they could take at a meeting by obtaining the written or electronic approval by a majority of the directors.”
 - E. **Art. 8, sec. 7: Multiple Offices** - the Board is waiting for a response from attorney

LaJoie regarding this issue. After clarification, the Board will vote electronically on the By-law revisions.

7. DRAINAGE REPORT - Tom Collins

CARTER & KENNEDY HAVE SUBMITTED TO OUR ATTORNEY PLANS TO RESOLVE THE DRAINAGE PROBLEM

- A.** “The outflow from the wetlands to the ditch on Indian River Boulevard has been unblocked. Once the outflow was unblocked, it allowed all of the excess water that had backed up in the drainpipe and in the wetlands to flow to the ditch. However, the culvert under the emergency road was clogged during this process so the water is no longer flowing north (under the emergency road). Carter & Kennedy are aware of this and our Attorney, Kirby Kenney, is following up to insure that it is corrected.

Carter, in conjunction with Kennedy, has just submitted to our Attorney their plans to remedy the drainage issues for the east end of the property . One copy of the plan will be submitted to an engineering firm in Orlando that we have engaged to act as our advocate. This firm will analyze Carter’s recommendations to insure that the plan is the best possible solution. Once the engineers receive the plan (which should be in a few days), they will visually inspect our property with our Attorney and members of the Board. Hopefully, this will occur before the end of November.

One of our homeowners, Bob McKinley, has graciously volunteered to act as our liaison with our Attorney and our engineer. Bob McKinley is an Attorney who is also a real-estate developer and is eminently qualified to give the Board guidance and advice during this process.”

8. COMMITTEE REPORTS:

A. NOMINATING COMMITTEE - Sue Jordan - Nothing new to report.

B. RULES & REGULATIONS - Verity Minahan - No changes.

C. ARC - Sue Jordan

1. Steve & Judy Guest, who live on an end unit, requested their a/c unit be moved to the side of their building. The ARC application, drawings and specifics were submitted and approved. The work was done by Arnold Air Conditioning and Complete Electric. Shrubs will be planted to block it from the street.
2. Jeanne Coady has applied to the ARC to enclose her patio/lanai with windows. This was approved. The glass has been ordered and work should begin in 2-3 weeks.
3. Cementing at front door areas and between driveways: this is not permitted. It may cause problems with County regulations.

9. OTHER BUSINESS:

Terry Myers - recommends the Association buy a 12 ft. ladder to use for the street lamps and bulbs. To have the street bulbs removed or changed costs \$75 per lamp. Terry will search for a sturdy, affordable ladder

10 HOMEOWNER'S COMMENTS:

A homeowner asked what type of landscape material was permitted to be laid between the driveways. **Reply:** as stated in the ARC Guidelines, plants and shrubs on the 'approved' list, with a minimal number of 20" pavers, white rock, riverbed stones, grass or mulch, **with an effort to maintain greenery as a priority.**

Fay Sullivan - questioned why 3 different lawn men go through her property performing the same duties at an hourly expense. **Reply:** they are not hourly. Dale will be notified.

11. NEXT MEETING: TO BE ADVISED

12. ADJOURNMENT: 7:31 PM