

VILLAGE WALK SOUTH
BOARD MEETING MINUTES
DECEMBER 5, 2006

1. ROLL CALL

Chris Dean
Erica Getz
Sue Jordan
Verity Minahan
Terry Myers
Greg White - Absent (this is his 3rd consecutive absence)
Mary Webster
Debi Coburn

Meeting called to order at 6:00 pm

2. APPROVAL OF MINUTES

Motion: to accept the October 17, 2006, minutes

Motion: seconded and passed unanimously

3. PRESIDENT'S REPORT - Mary Webster

A. **Front Entrance Gates** - as of the Oct. 17th meeting, there has been no formal reaction to keeping the gates open. To date, there has been \$8,000 spent on the gate system. The money from the sale of the remote controls will be refunded and the remote controls collected.

B. **Landscaping** - our landscaper, Dale Bushong, recently held off routinely mowing the lawns due to the drier season. This also gives the grass roots longer to grow and become healthier.

C. **Board Meeting Dates for 2007** - the scheduled meeting dates have been moved to the **first Tuesday of the month**. They are: February 6, March 6, April 3, May 1, July 10 (due to the 4th of July holiday), October 2, and December 4.

D. **Joanne Conine** - has offered to donate a 27" tabletop color tv with a dvd/tape player combo.

E. **Neighborhood Social** - Sandra Fontana - the date has been set for February 17, 2007 at the clubhouse. This will be a potluck affair. Beer and wine will be permitted. There is a sign-up sheet at the clubhouse and on the website. Volunteers are needed to bring food/drink and set-up items.

F. **Thank You's Offered** - time was taken to thank the audience for the large turn-out. Everyone in attendance introduced themselves to their fellow neighbors. A thank you was also given to Caroline Moy and Erica Getz for taking the minutes last month. Maureen and Tom Collins were thanked for volunteering their time installing the Christmas lights and decorations at the front entrance.

G. To-Do List for 2007:

1. Prior to the turn-over from the builder, Ray Kennedy was the ARC. After the turn-over, an ARC was formed consisting of 1 board member and 2 residents. There were stumbling blocks and the committee was disbanded. The whole board was nominated to the ARC on a temporary basis. It is now time to revisit the issue and implement a new ARC.

2. The By-Laws need changed and improved. They were written to accommodate the builder, Ray Kennedy. His attorney, Bruce Duncan, implemented the term of board officers as follows: four members elected for 3-year terms, three members elected for 2-year terms, and one member elected for a 1-year term.

3. A Nominating Committee needs to be formed.

4. The Rules & Regulations need to be up-dated.

5. Before the "turn-over" from the builder, a group of homeowners raised money to hire an attorney. There is a balance of \$750 in the fund. This money has been gifted to the Association for the Clubhouse. We need to decide how to use this money.

6. The date for the 2007 Annual Meeting needs to be set. The Declaration of Covenants states "July" for the annual meeting month. The board would like to have this changed, possibly to the winter time when more homeowners are in attendance.

7. Sixth Manor Drainage problem. Since July, Mary Webster, Sue Jordan and Verity Minahan have met with the construction attorney, Kirby Kenney, and also with the original design engineer of our community, John Blum, from Carter & Assoc. Mr. Kenney did an inspection of the area. He saw the issues and recommended hiring an engineering firm other than the original company. They would determine if this was a design problem or building problem. By September, drawings had been collected for Mr. Kenney to review. He suggested that an engineering firm take pictures of the area, but a survey company would be needed to do a report. The surveyors have been here, and this report is nearly complete. Once the board has the report, there will be a board workshop to absorb the information. A special meeting will be required to determine how to move forward with this issue, and possibly have an engineer attend to explain the options. **There is a time-line of five years** to settle this issue. At the budget workshop it was decided that the board should not be spending "operating funds" for legal and engineering fees for Sixth Manor.

H. **Budget** - Mary Webster discussed the proposed budget for 2007 with a line by line explanation. She also discussed the "rules of procedure". She would like to hold a workshop on "Robert's Rules" in 2007.

4. MANAGER'S REPORT - Debra Coburn

A. 4" Drains - along the driveways are being damaged and need repaired. Bids are being taken for a plumbing company to cut pipes down in height.

B. Satellite Dishes - a number of comments have been made about satellite dishes in the community. These are addressed in the Rules & Regulations Booklet. The dishes are to be placed at the rear of the buildings and attached to the fascia board.

C. Repainting Buildings for Phase I - Debra has contacted painting companies for bids.

D. Garbage Containers - Waste Management Co. requires that all garbage be in containers and have a current "sticker" on its front. A number of homeowners are leaving their trash in bags in the driveway, and some homeowners do not have stickers on their receptacles. Debra will be contacting these people. Waste Management will not pick up for those who do not comply.

E. Swimming Pool Communication Log - for communication with the pool maintenance man to be aware of concerns regarding the pool. This log would be in addition to the Service Log.

F. Weekly Update Letter - this is a status report on current projects in the community that Debra Coburn emails to the board.

G. Parking Signs - Erik Kollman has been delivering warning violations to various offenders. But Debra Coburn thinks 3 more signs are needed at the end of streets that do not currently have one. Over-night parking, parking in fire lanes, parking on the grass, and blocking a driveway are always

violations. Debra will be the only one to call the towing company in response to a violation.

H. Survey Update - construction attorney, Kirby Kenney, is still working on this report.

I. Lawn Modification - the ARC has become a partner with our landscaper and irrigation manager, Dale Bushong. Due to the existing drainage problems and to help prevent further irrigation problems, Dale is notified of landscape ARC applications. He is knowledgeable in plant growth, habits, water needs, etc. He has addressed an ARC application from Stephen Guest and one from Judy Bischoff . These will be discussed during the ARC report.

5. TREASURER'S REPORT - Chris Dean

This will be held off until Chris gets back to the meeting.

Budget - Debra Coburn walked the homeowners through the proposed budget. Copies were passed around to the homeowners. There is a 15% increase proposed for the 2007 budget, amounting to \$17.25 per month.. This budget does not include activation of the entrance gates.

Board Budget Questions: Mary Webster - asked what buildings are included in the Phase I painting schedule? This includes 27 units from Sixth Lane and the two buildings at the west end of Sixth St. Painting would include all the building fronts, sides and back lanai, including all white trim.

Mary Webster - asked about the definition of the “grounds reserve” in the budget. This reserve includes funds for new trees, mulch, irrigation needs, road work, landscaping, tree removal, etc. Mary asked for these details to be included in the final budget.

Mary Webster- asked about the “utilities irrigation pump” line-item. This is the electric cost of running the irrigation pump.

Homeowner Budget Questions: Sandra Fontana - would like to see money put into landscaping the newest phases of the development, on the East side of the community, where the landscaping has been dying. Debra Coburn said that until the drainage issue is resolved, putting money into that area for landscaping would be a waste of time and money. Nothing is growing there.

Hank Schulte - discussed the lake pump system. The lake is very low and will only get lower during the dry season. Should the pump be turned on to replenish the water? Debra Coburn will check into this with the St. John's Water Management District and get back to the board.

Sandra Fontana - who pays for the handyman? Debra Coburn pays for the handyman.

Sandra Fontana - will painting the buildings include painting the white trim? Debra Coburn said all the painted exterior areas will get repainted. This excludes the garage doors, since they are not painted.

Alice Herington - can our porches be repainted the same color, before the scheduled paintings? Yes, they can be repainted the same color.

Homeowner - can improvements be made to the East Emergency exit area adjacent to Indian River Blvd. with landscaping, fencing, or working with the mound? Ray Kennedy had said he would finish that exit area with landscaping and a walking gate. That was never done. Debra will get an assessment of the area and get back to the board.

Sandra Fontana - the last people to buy from the builder, approximately 26 families, were assessed fees of \$1,000 each. Shouldn't that show up on the proposed budget? Verity Minahan and Debra Coburn both said that that money is not a “budget item”. It would be reflected on a Profit and Loss Statement. A Profit and Loss Statement, not the proposed budget plan. Debra said there is a very large surplus in our account and it would be reflected in the Profit and Loss Statement.

Motion: to delay the gate operation for 2007.

Motion: seconded and passed unanimously.

Motion: to accept the proposed budget for 2007.

Motion: seconded and passed unanimously.

FINANCIAL REPORT - Debra Coburn - went line by line over the report through Nov. 30, 2006. We may come under budget by the end of December. Mary Webster asked Chris Dean and Debra Coburn about doing monthly spreadsheets in the future.

Motion: to accept the monthly Financial Report.

Motion: seconded and passed unanimously.

5. TREASURER'S REPORT - Chris Dean

Verity Minahan asked about the "Owner Balance Summary" of \$3,138 outstanding. Debra Coburn said the payments are still coming in.

Motion: to accept the monthly Treasurer's Report.

Motion: seconded and passed unanimously.

6. COMMITTEE REPORTS

Nominating Committee: none

Rules & Regulations Committee: Verity Minahan said this will be addressed next year with the By-Laws.

ARC Committee: There are 2 requests on the agenda. 1) Judy Bischoff - 673 5th Ave.-Debra Coburn read the ARC report from Dale Bushong and gave Judy a copy. Dale rejected Judy's request as stated in her application. Removing all the grass and replacing it with white stones is inconsistent with the overall appearance of the development. Having a retaining wall will influence the flow of drainage from the property, which we already have a problem with. Dale gave her alternate ideas to pursue. She will need to talk to Dale again and come to a compromise. Any improvements she makes may end poorly due to the drainage problem.

Motion: to deny Ms. Bischoff's present ARC application for 673 5th Ave.

Motion: seconded

Balloting: Chris Dean - yes

Erica Getz - yes

Sue Jordan - yes

Verity Minahan - yes

Terry Myers - yes

Mary Webster - yes

Motion: passed unanimously

2) Stephen Guest - 655 5th Ave.- Debra read the ARC report from Dale Bushong on Mr. Guest's ARC application. Dale presented a compromise plan and Stephen Guest accepted this. The fruit trees would have to be registered with the Dept. Of Agriculture.

Motion: to accept Dales recommendation regarding the Guest's application.

Motion: seconded and passed unanimously.

The board member who was previously requested to follow-up on ARC applications has not done this. Mary Webster asked for volunteers to follow-up on Mr. Guest's landscape changes. Verity Minahan and Sue Jordan will do the follow-up.

7. OTHER BUSINESS

A. The T.V. donation from Joanne Conine.

Motion: to accept the donation.

Motion: seconded

Discussion: We would have to pay for cable subscription, supply a tv table and other occasional furniture.

Motion: failed

B. The proposed 2007 Board meeting dates.

Motion: to accept the dates for 2007.

Motion: seconded and passed unanimously.

C. Refunding the money for the front gate remote controls. Debra Coburn will handle the refunds within 2-3 weeks.

8. HOMEOWNER COMMENTS

A. Kristen Lahti - she still has a problem with dollar weed in her yard. Debra Coburn said she contacted Clements about this, but they won't spray for dollar weed until it starts to cool off because the weed spray will kill the grass. Also, after Kristen spread mulch in her gardens, Randy's lawnmowers threw grass clippings on top of the mulch.

B. Homeowner suggested the T.V. mentioned earlier could be used for work out videos or movie videos. Board will reconsider the donation motion.

C. Homeowner - wanted to know if he could replace a dead plant with a like plant without needing an ARC application? Yes, if it is species to species, he can.

D. Don - his side yard on 5th Ave., next to Fountain Head, is all weeds.

DISCUSSION: TO RECONSIDER THE MOTION FOR THE T.V.: The association has liability insurance in case someone were hurt during aerobic exercise. Mary Webster asked Joanne Conine regarding possible theft of the t.v. Joanne wasn't concerned.

Motion: to reconsider the 27" t.v. from Joanne Conine.

Motion: to accept the donation of the 27" t.v.

Motion: seconded and passed unanimously.

9. NEXT MEETING: February 6, 2007, 6 pm

10. ADJOURNMENT: 8:23 pm