

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

December 6, 2016 6:00 PM, VWS CLUBHOUSE

Minutes

1. ROLL CALL: Barbara Conits, Mike Hanner, Norma Cortonesi, Bob Lewis, Bill Mowerson, Hank Schulte \*\*\*\*\* Property Mgr: Debbie Coburn
2. APPROVAL OF MINUTES of November 8, 2016 Motion to accept – Mike Hanner , Seconded – Hank Schulte
3. MANAGER'S REPORT - Debra Coburn - White – date to go before judge is set for January 6, 2016
4. TREASURER'S REPORT: - Barbara Conits
  - a. Budget report Total cash \$530,108
5. COMMITTEE REPORTS:  
ARC: - Jim Sangriardi - all quite
6. OLD BUSINESS:
  - a. side yard fencing - awaiting permitting , possibly 6-8 weeks
  - b. 6<sup>th</sup> avenue plantings along wall – Current landscapers bid accepted at \$3,189 .Mike Hanner motioned to approve / Barb Conits seconded
  - c. landscaping contract – have proposed contract for current landscaper for review
  - d. reserve study proposal – signed agreement and have a completion date of 11 weeks
  - e. new gate dialer with new software Door King – installed updating directory
  - f. mulch project – in progress
  - g. paint, pressure washing 2017 project began
  - h. present proposed 2017 budget –Proposed budget approved and adopted for 2017 Norma Cortonesi motioned to approve and Hank Schulte seconded .
7. NEW BUSINESS:
  - a. drainage (possible )litigation – attys ( see attached letter)does not suggest moving forward . Norma Cortonesi motioned to end claim/ Bill Mowerson seconded
  - b. hurricane insurance claim – wind deductible \$8,000, damages are not much over that amt and will reflect as a loss run and could cause higher premiums next renewal – file or not? Mike Hanner motioned to not file claim to avoid loss run / Bill Mowerson seconded
  - c. – AT&T – have set appt to do complete community walk thru.
  - d. year end financials – engagement letter for signature sent to cpas
8. HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS. (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).
9. NEXT MEETING: DATE OF NEXT MEETING: February 2, 2017 @ 6:00 pm, VWS Clubhouse  
2017 Meeting dates: 2/1, 3/7, 3/16 AGM, 5/2, 9/5, 10/21 budget workshop, 11/7 and 12/5
10. ADJOURNMENT 6:45pm