

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

DECEMBER 7, 2010

1. CALL TO ORDER at 6:00pm by Steve Guest.

The following Directors were in attendance:

Steve Guest

Barbara Conits

Mike Hanner

Hank Schulte

Sue Jordan

Property Manager: Debra Coburn

Absent: Tom Collins

Steve announced the sudden passing of Alice Herington. The Board would like to send a card expressing their condolences to her daughter, Jillayne DeYoung, and family. Sue will send a sympathy card from VWS.

Steve also wanted to thank Santa's helpers this year for all the lights and Christmas stockings hung along the front wall, entrance/exit areas, and the clubhouse: Robert and Mary Guest, and Steve and Judy Guest. Thank you!

2. APPROVAL OF MINUTES:

Motion: Approve minutes of Nov. 9th, 2010 by Barbara Conits

Motion Seconded: by Hank Schulte and passed unanimously.

3. OWNERS COMMENTS.

4. MANAGER'S REPORT – Debra Coburn

- a. Pool heater: There is a malfunction in the new pool heater. A manufacturer's rep. will be here to try and resolve the problem.
- b. Special Assessment: total received thru 10/31/10 is \$100,000 plus \$2,616.91 interest. (99 paid in full; 3 making payments/ balance due \$1,900; and 1 lien)
- c. The new fiberlass grate has been installed at the east side of pond.
- d. Liens: no new ones.
- e. Units Closed: Lot #46 has closed. A "VWS welcome package" will be given to new owner.
- f. Foreclosures: none to report.
- g. Home Owner Issue: Bonnie Moore filed a complaint against the ARC for removing a shrub. The VWS response was filed.

- h. Monthly Financial Information:
 - Operating Acct. Balance = \$4,899.08
 - Reserves/Cash Money Market = \$117,237.84
 - Special Assessment M/M = \$63,228.51
 - Total Checking/Savings = \$185,365.43
- i. Painting of Buildings: Six buildings have been painted; there are 8 buildings to go. The Board will check with Tom Collins regarding his recommendations.
- 5. COMMITTEE REPORT –
 - ARC – Meder request was approved.
- 6. OTHER BUSINESS –
 - a. Trellis Replacement - A discussion on various ways to improve the appearance of backyards that currently have the trellis/fence. A committee will meet with Dale Bushong onsite to determine alternatives.
 - b. The new schedule for Board meetings in 2011 are:
Jan. 4, March 1, March 21-Annual Meeting, May 3, Sept. 6, Nov. 1 (workshop), Dec. 6.**
- 7. NEXT REGULAR MEETING: Jan. 4, 2011.
- 8. ADJOURNMENT: 6:50pm
 - Motion: to adjourn by Hank Schulte
 - Motion seconded: by Sue Jordan and passed unanimously.