

**VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.**

**BOARD OF DIRECTORS MEETING**

**May 1, 2018 6:00 P.M. VWS CLUBHOUSE**

**MINUTES**

**1. ROLL CALL: Barbara Contis, Mike Hanner, Mary Webster, Bill Minard, Bill Mowerson, Jim Sangirardi \*\*\* Property Mgr: Debra Coburn**

Meeting Called to order @ 6:01PM

**2. APPROVAL OF MINUTES of March 22, 2018 AGM:** motion by Mary Webster to approve and seconded by Mike Hanner. Motion passed.

**3. MANAGER'S REPORT: Debra Coburn** - Closings and Sales - Lot # 63 Ferraro to Wohr 4/2/18. Violations being sent to 2 homeowners for shutters and one for garbage cans.

**4. TREASURER'S REPORT: BARBARA CONTIS-** Current cash \$560,412.80

**5. COMMITTEE REPORTS: ARC: Jim Sangirardi** - Since our last meeting there were 3 ARC applications which were all approved.

**6. OLD BUSINESS:**

**a. Mandatory Insurance Verbiage** - amendment passes and recorded, 58 responses to date.

**b. Landscaper Proposal** - BOD approved new Landscape Company, Garrett began 4/1/18 - needs to be ratified. Motion brought Mary Webster and seconded by Mike Hanner and motion passed.

**c. Cameras from clubhouse to gate** - they have been installed and will be adjusted for optimum viewing.

**d. Fence Repair** - several BOD members and Debra Coburn met with the fence company and the field adjuster. Proposal was submitted from the fence company for repair.

**e. Website update/changes** - moving ahead with a few minor changes to applications,

further changes have been put off to a later date.

#### **7. NEW BUSINESS:**

**a. Yearend financials** - working on draft and then to be reviewed.

**b. Lake Maintenance** - renewed automatically at the same price.

**c. Clean up on front** - proposal from Garrett. Motion by Bill Minard that the price was too high, seconded by Mike Hanner.

**d. Homeowner Trimming** - it would be appreciated if homeowners would put their trimmings curbside on Monday's when the garbage company comes to pick up. Landscape crew requested debris be put in a centralized location.

**e. New Committees** - new committees were formed for the landscape review to establish replacement responsibilities. A second committee was formed to review our Rules and Regs to make sure all is applicable and flows with the By-laws.

#### **8. HOMEOWNERS COMMENTS AND QUESTIONS:**

a. Mr. Gregson raised concern about the space under the fence in several areas. Additionally concern raised about the fence leaning in areas. The property manager brought to the attention of all that the insurance adjuster said that more extensive repair was need to the entire fence. She is awaiting to hear back from the adjuster.

b. Mr. Fornier expressed concern about some dead grass area behind a couple of units.

c. Mr. Fornier wanted to bring to the boards attention that when addressing items please remember those who are not yearlong residents

#### **9. NEXT MEETING: Tuesday September 4, 2018 @ 6:00 pm, VWS Clubhouse**

10. Meeting Adjourned at 6:54 p.m.