

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

BOARD OF DIRECTORS MEETING

November 7, 2018 6:00 PM, VWS CLUBHOUSE

MINUTES

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

Meeting Called to Order @ 6:00 PM

2. APPROVAL OF MINUTES of September 4, 2018 Motion to approve by Mike Hanner, Seconded by Mary Webster

3. MANAGERS REPORT - Debra Coburn - Mulch work to be done the week before or after Thanksgiving. Mowing is now every 2 weeks for the winter months. Annual proof of insurance is due.

4. TREASURER'S REPORT - Budget/Debra Coburn Cash position \$589,260

5. COMMITTEE REPORTS: ARC: - Jim Sangirardi to Bob Biele the new chair of the committee.

6. OLD BUSINESS:

a. Landscape committee - an extensive walk through VWS was done followed up by 3 BOD members. Hazards were identified, landscaping issues identified. All necessary parties (landscaper, AT&T, Comcast, IRC, City of Vero Beach), we contacted regarding the issues that pertained to each so they can go on record to be repaired. Landscaper will be handling most of the issues.

b. Website - Request for a volunteer(s) to take over from Bill Minard.

c. Rules and Regs - motion to approve by Mary Webster, seconded by Mike Hanner.

d. ARC applications - applications must be submitted and approved before any work takes place. Failure to do so may result in the work being undone at the homeowners expense or fines can be levied.

7. NEW BUSINESS:

a. Minard resignation - tabled to wait one month before any action on replacement. Motion ,mary Webster, seconded by Mike Hanner.

b. Christmas lights - Gus asked for help putting up the Christmas lights at the front entrance. Bob Biele and Jim Sangirardi volunteered to help.

c. Annual maintenance - roof repairs are the responsibility of the homeowner along with cleaning of dryer vents and gutters.

d. Music practice - request was submitted to use the clubhouse once a week for a resident and his group to host a music practice. This was denied.

e. New Insurance - Motion to use a new insurance company. Motion by Jim Sangirardi, seconded by Mary Webster.

f. Proposed Budget - The proposed budget was passed out to residents. An \$18/month increase in homeowners dues was indicated. This increase was necessitated due to the increase of new roof replacement, slated to begin in 3-4 years. Discussion ensued with community members. Motion to approve by Mary Webster, seconded by Mike Hanner.

8. HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS.

Resident indicated the pool heater was not working.

514 6th Street - deYoung - puddling by garage and sidewalk

484 6th Manor - Hayes - wanted to know when unit was scheduled for painting. January 2019 is the scheduled start date for painting. Also wanted schrubs removed which was directed to ARC.

Wash out under slabs units 673 - 679 5th Ave. Irrigation company to be contacted for inspection and correction.

9. NEXT MEETING: December 4, 2018 @ 6:00 PM, VWS Clubhouse

10. ADJOURNMENT - Motion by Mary Webster to adjourn, seconded by Mike Hanner 7:27 pm.