

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

**BOARD OF DIRECTORS MEETING**

**November 12, 2019 6:00 PM, VWS CLUBHOUSE**

**(Rescheduled from Sept. 3, 2019 due to Hurricane Dorian)**

**MINUTES**

1. ROLL CALL: Barbara Conits, Mike Hanner, Karen Tieppo, Mary Webster, Jim Sangirardi

\*\*\*\*Property Mgr: Debra Coburn

Meeting Called to Order @ 6:00 PM

2. APPROVAL OF MINUTES of May 7, 2019 Motion to approve by Karen Tieppo, Seconded by Mike Hanner, approved unanimously.

3. President Mary Webster welcomed everybody and explained the roof inspection. Residents had originally expressed concerns that the inspection would only be of some roofs however in hearing the community concern as to which roofs would be inspected the decision was made to have a complete inspection of all roofs including the clubhouse. An explanation followed regarding the difference between an H.O.A. and Condominium Association. Basically an H.O.A. is a meeting of the board of directors and a Condo Assoc. is a meeting of the residents.

4. MANAGERS REPORT - Debra Coburn - there were three sales since our last meeting. Proof of Insurance is due. Dryer vent cleaning and gutter cleaning go a long way in protecting both the residents unity along with the units attached. Please remember you need to submit an ARC application before any work is done to the exterior of you unit. We are in a consulting agreement with Comcast. Rain sensors have been replaced. The new gate pool code is C2470 and there is nothing new to report on the sale of Velde Ford to Mullinax. We are on the county list to be informed of any updates so we can have our voices heard.

5. TREASURER'S REPORT - Budget/Debra Coburn Cash position \$643,566.

6. COMMITTEE REPORTS: ARC: - Jim Sangirardi there were 4 ARC applications since our last m and all were approved.

7. OLD BUSINESS

a. September 3, 2019 meeting was changed to November 12, 2019 due to Hurricane Dorian. The Board of Director's budget workshop is secheduled for Saturday November 16, 2019 at 10:00 am in the VWS Clubhouse.

b. Updated R & R's to reflect garbage/recycling bin violation fines, dryer vent cleaning and gutter cleaning were stressed once again.

## 8. New Business:

a. burn guards were installed on the pool hand rails.

b. HOA vs. Condo differences, HOA is a 504C not for profit while Condo's are not. In an HOA sidewalks and driveways are HOA owned however between the sidewalk and garage is owned by the resident. In a Condo the resident owns from the exterior walls in to the unit however everything else outside the exterior walls is Conso owned.

c. Rat sightings: there have been rat sightings along the southwest portion of the fence which borders the strip mall and their garbage dumpsters. It has been noticed that trash overflows the dumpsters at times. The projected cost for exterminating and control is \$6100/year of \$500/month. Motion by Karen Tieppo to have the county Board of Health to be contacted regarding this issue, seconded by Mike Hanner, motion carried.

d. Landscapers: Debra Coburn is still accepting bids from landscapers since their prices are all over the place. Mulch will begin at the end of November which is include in our current contract and has been paid on a monthly basis.

e. Request for Lease with option to buy: motion by Karen Tieppo to deny and seconded by Mike Hanner, this was unanimously denied.

f. Roof Inspection Summary: the summary was discussed and the summary pages were made available to homeowners. Thsi will be discussed at the budget workshop and presented to the homeowners at the December 3, 2019 meeting.

## 8. HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS.

Resident 1. have people asked about roof replacements and when.

Resident 2. will residents be notified when the time has been decided on which roofs are being replaced.

Resident 3. will homeowners get the projected timeline of roof replacement.

Resident 4. Questioned: time line for roof replacement, Mulching coming up and when, Fertilization and when it is being done, powerwashing and painting of the units, rodent issues surrounding the entire community, there is much overgrowth in the trench along IRB, can the landscapers cut it back. Landscapers have ruined hoemowers Hibiscus bushes with lawnmowers whcih they need to replace.

Resident 5. Concerned about the water level of the preserve.

Amended motion: Karen Tieppo amended her motion to include if the County doesn't address the rat issue by January 15, 2019 then the board will commit money to the resolve the problem. Motion was seconded by Mike Hanner and approved.

Resident 6 brought up concern about tree cutting behind the units on the south side of the property.

9. NEXT MEETING: December 3, 2019 @ 6:00 PM, VWS Clubhouse

10. ADJOURNMENT - Motion by Karen Tieppo to adjourn, seconded by Mike Hanner 7:07 pm.

Resident #1 Heather Gregson

Resident #2 Jan Mooney

Resident #3 Jim Brown

Resident #4 Bill Minard

Residents #5 Peter and Laraine Michaelson

Resident #6 Kathy Flynn

