

Village Walk South of Vero Beach Homeowners Association Inc.
Board of Directors Meeting
December 3 2019, 6:00 p.m. VWS Clubhouse

1. Roll Call: Barbara Conits, Mike Hanner, Mary Webster, Karen Tieppo, Jim Sangirardi....Prop Mgr. Debra Coburn
2. Approval of Minutes: Motion by Karen Tieppo, 2nd Jim Sangirardi, motion carried.
3. Presidents Report: Mary Webster addressed some differences between an HOA and a Condo Assoc. Meeting of an HOA is a meeting of the Board of Directors whereas a condo Assoc., is a meeting of the owners. Common property in an HOA is different than a Condo Assoc. Mary thanked all who attended.
4. Mgr. Report: New proof of insurance is due to the property Mgr. Annual maintenance items - Dryer vent cleaning and gutters should be checked and cleaned periodically. ARC applications need to be submitted and approved prior to any work being done or are subject to removal, these items are stressed at every meeting. Shutter removal is no later than Dec. 15th. New Pool gate code is C-2470.
5. Treasurers report: Barbara Conits, our cash position as of November 30, 2019 is \$630,341.00
6. Committee Reports: ARC Jim Sangirardi there were no new ARC applications since our last meeting.
7. Old Business: Update of Rules and Regulations to reflect garbage/recycling bin violation fines was tabled until March 2020. Motion to table Jim Sangirardi, 2nd Mike Hanner, motion carried. Dryer vent and gutter cleaning. Rat sightings; \$2200 (\$20per) and \$6160 (\$500 per month). The board decided to give the county time (January 15, 2020) to investigate, before taking any action. Homeowners were told to go on the Indian River County Website and register a code violation.
8. New Business:
 9. a. Set the 2020 calendar. The dates are as follows: January 7, March 3, March 19,(general meeting), May 5, September 1, October 24 (budget workshop), November 10 and December 1.b. 2020 budget - adoption with increase of \$15/month in HOA dues. This increase will be split between the reserve transfer and current projects. Motion by Barbara Conits 2nd Karen Tieppo motion was approved. Barbara Conits explained both the budget and roof project. There were two areas mentioned to save some money in 2020. First was to postpone the painting of the units until 2021 (homes will still be power-washed, and driveways and sidewalks will be power-washed and cleaned. Additionally mulching will be postponed until 2021, mulching will take place this current year. Some expenses coming up involve wrought iron repairs on the front gates, some light poles need replacement and assorted landscaping issues need to be addressed. The roof inspector which wasn't budgeted cost us \$7800 but it was money very well spent. The inspector presented a timeline for roof replacement. The project is slated to begin in 2021 and homeowners will be notified. We will also hire a third party to oversee the roof project. Skylights will need to be replaced as the roofs are done. This unforeseen portion came about since roofing companies will not guarantee the new roof with existing skylights, they are not up to current codes.
 - c. Mr. Peters has surfaced again. There is a court order that he is not to be on Village Walk South Property. If anybody sees him on the property please call the Indian River County Sheriff's office.
 - d. Hurricane shutters should be down by Dec. 15th.
 - e. Set up committee to research website update. Various ideas were mentioned.
 - f. Set regular roofing meetings to monitor progression.
 - g. 544 6th Lane has major ARC violation. Homeowner is refusing to correct, set a hearing.
9. Homeowners comments and questions.

Resident #1 felt the increase should be \$250/month because the \$15/month is not going to do what we need it to do. Extra money should go toward the roofing project. Homeowners should be apprised quarterly on what money is being spent and toward what items. Basically would like to know where the money is going. Debra Coburn responded that we have statutory budget, where the reserve is paid into every month. The increase according to Florida Statue can be raised 10% of the operating budget meaning it could go up to \$261/month. Mary Webster explained we should prepare homeowners what will be coming. The second item by resident #1 had to do with our website and why do we need it.

Resident #2 brought up the previous increase.

Resident #1 explained how the increase should go directly to reserve. Mary Webster responded that money is put in the reserve monthly.

Resident #3 asked if there were any updates on the Velde property. Debra Coburn explained there was nothing new . Also that some homeless people were coming on the property and possibly knocking on the door of an end unit on Indian River Blvd. Lastly this resident brought up that the dumpsters behind our south fence servicing the strip mall are a mess. Resident #4 shared how HOA dues can be paid on line directly with or bank. Motion to Adjourn by Barbara Conits, 2nd Mike Hanner, motion carried. Meeting Adjourned at 7:04 p.m.