

VILLAGE WALK SOUTH of VERO BEACH HOMEOWNERS ASSOCIATION, Inc.

SPECIAL BOARD OF DIRECTORS MEETING WITH HOMEOWNERS

April 13, 12:30 pm, VWS CLUBHOUSE

MINUTES

1. **Call to Order: 12:30 p.m.**

2. **Roll Call:** Mike Hanner, Barbara Conits, Karen Tieppo, Mary Webster, Jim Sangirardi

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

2. **Board President** addressed the residents as to the purpose of this special meeting, regarding a homeowners roof issue.

3. **Board President** deferred to the homeowners to explain the issue.

4. **Homeowners: Resident (1)** explained that the gutter was full of granules from the roof (approx. four Publix plastic bags full).

Resident (1) brought up that several weeks ago he noticed pieces of shingle on the ground in back of his unit. Asked if the maintenance person could take a look.

Resident (2) questioned resident (1) and then asked which unit(s) had their roof repaired.

Resident (3) told the group that delamination of shingles is normal over time. He asked if the date of the reserve study is being moved sooner.

Resident (4) expressed the opinion that the resident was pushing for replacement of the roof.

Resident (5) questioned if the inspection of the specific roof needs repair/repalcement can the homeowner get a letter stating such?

Resident (4) brought up the possibility of negotiation regarding said repair.

Resident (5) questioned if somebody has a leak does that mean the board pays for a new roof? It was brought up that the inspection will address that question.

5. **Debra Coburn** gave a brief history and reached out to the reserve study engineer, who said although it is a 25yr., roof in Florida they geneareally last between 15-25 years. The association attorney was contacted who said a determination needs to be made, replacement or repair. Debra said the reserve order of things to be done may have to be changed due to necessity. Two

examples were spoken to regarding roofs that needed repair due to individual insurance companies stipulating without repair they would not insure the homeowner.

6. Motion made by Karen Tieppo to have the roofs checked, 2nd, Mary Webster. Motion to discuss Karen Tieppo, 2nd, Mary Webster. Discussion ensued to have all roofs inspected. New motion by Karen Tieppo, to have somebody inspect all roofs, 2nd, Mike Hanner.

7. Amended motion by Barbara Contis to move to get costs and gather more data. 2nd Mike Hanner. 4 yes votes so the motion carried.

8. Motion to Adjourn by Mike Hanner, 2nd by Karen Tieppo.

Meeting Adjourned 1:05 p.m.