

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

**BOARD OF DIRECTORS MEETING**

**May 7, 2019 6:00 PM, VWS CLUBHOUSE**

**MINUTES**

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

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

Meeting Called to Order @ 6:00 PM

**2. APPROVAL OF MINUTES - AGM** - March 5, 2019/Special Meeting April 13, 2019 Motion to approve by Karen Tieppo, Seconded by Mike Hanner. Unanimously approved.

\*\*\* Homeowners sign in to speak - state name, lot or address, topic only. Topic will then be discussed later in the agenda, See item # 9

**3. Presidents REPORT** - Mary Webster first spoke of the meetings and we would be following Roberts rules. She explained the voting procedures where the president will only vote in the case of a tie. Homeowners were asked once again to hold their questions until the appropriate time at the end of the meeting. Property manager will give roof update during the new business section of the agenda. All phone calls are to go to Debra Coburn and she will send the concern to the appropriate board member(s). Lastly the president requested that the small conversations among the audience stop.

**4. Managers Report** - Debra Coburn - Closings/sales-none last month. There is nothing new to report on the sale of the Velde property, there are no records of a new purchase on that property.

**REMINDERS:** New annual proof of insurance to property mgr. **Annual Maintenance Items** - Annual inspections of dryer vents and gutters go a long way in preventing problems, **ARC apps** - applications and approval must be done PRIOR to the work being done or are subject to removal. Comcast poles now being placed on the ground and not on units. Velde Ford update.

**5. TREASURER'S REPORT** - Barbara Contis - as of the end of April 2019, there is \$614,617.

**6. COMMITTEE REPORTS:** ARC: - Bob Biele has resigned and Jim Sangirardi has taken over chairing the committee. Since our last meeting there have been two ARC applications and subsequent approvals. Applicant #1 requested to move his door pad to where the new door was placed. The old pad was put back to original condition with stones and grass replacement. Also extend his BBQ pad two blocks along the lanai. In both cases no green space was taken away.

Applicant #2 requested to plant some potted plants that were in front of her house under the bedroom window. The area was just mulched so the mulch was moved to accomodate the plants, again no green space was taken away.

**7. OLD BUSINESS:**

**a. 2019 meeting calendar - 9/3, 10/26 (budget workshop), 11/5, 12/3**

**8. NEW BUSINESS:**

a. Roofs - President Webster first spoke about the roofs mentioning the special meeting that was held April 13, 2019. In the past years projects were set according to a schedule. There are times that schedule needs to be amended. Debra Coburn next spoke to the delamination of the roof where by the particles which protect the shingles themselves are coming off. This is occurring in different areas of VWS. Debra received three bids from independent housing engineers to inspect the roofs. All bids included the following guidelines, all bldgs, or random selection. 3 options: a) inspect all roofs,

b) inspect one unit per building, c) inspect 25% of community.

Greg Beartreux (spelling???) had the most comprehensive background and recommendations. He gave three separate prices for each inspection possibility with the highest cost being inspecting all roofs at \$8,000. After some discussion about the cost by board members Mike Hanner made the motion to inspect one unit per building and and approve a limit of \$2500 maximum should the inspector notice something on a building that required his further attention. The motion was seconded by Barbara Conits and unanimously agreed to.

b. Erosion around east side of lake - there is erosion around the east side of the lake and is causing one A/C unit to tilt toward the lake. Debra Coburn received bids for adding soil, mulch and sod along with leveling the A/C unit that is tilting. Debra Coburn explained that the retention pond mimics a natural sink hole and over time is trying to return to its natural state. The two options that the board faced were, adding soil, mulch, and sod or putting in a retention wall. The most cost effective proposal is \$4,850 FLA Site Contracting for adding the soil, mulch and sod. As a board we spoke about taking this course. Motion made by Barbara Conits to to go with Florida Site Contracting. This was seconded by Mike Hanner and the vote was unanimous to move ahead with Florida Site Contracting.

c. Comcast Agreement - Our agreement with Comcast is coming up in 10 months. This agreement allows Comcast to have their lines in our community. A motion was made for Debra to contact Comcast to explore if they would negotiate without the use of a consultant, basically cutting out the middle man. Motion was made for Debra to start the process and was unanimously approved.

d. Annual Garage Sale after discussion about the pros and cons of a community garage sale a motion was made by Karen Tieppo to table this and was seconded by Mike Hanner. Unanimous decision to table.

e. BOD vacancy - appoint new member or leave open. Motion made by karen Tieppo to remain with 5 members, Seconded by Jim Sangirardi and unanimously approved.

f. Fence on Indian River Blvd - This has been investigated previously and Debra Coburn gave the cost of the two options. White Vinyl Fence like the current fencing on the south side of VWS would cost, \$28,000 and a privacy fence like the front of VWS would cost \$60,000. Motion made to postpone this item indefinitely: vote was Karen Tieppo no, Jim Sangirardi no, Barbara Conits yes, Mike Hanner yes Mary Webster no. Motion was then made to table this until 2020 and was voted on unanimously yes.

**9. HOMEOWNERS' COMMENTS AND QUESTIONS REGARDING VWS.** (Topics are confined to Agenda items. Each member will have 3 minute time limit. ( Any other issues can be emailed or phoned to Property Manager).

**Resident #1** first applauded mary Webster for following Roberts rules of order. Point of Order was brought up that this is a board meeting. In being fair to everyone an example regarding roofs leaking might have been added by a resident when the board was discussing the roof inspections.

**Resident #2** asked if something else could be planted along Indian River Blvd., since the Oak trees look terrible.

**Resident #3** brought up the idea of leveling the berm along IRB and using the dirt to level the area behind the east end of the pond units as a cost saving measure. Resident also brought up garage sales.

**Resident #4** commented that she liked the privacy issues when discussing holding people's names out of the public minutes.

**Resident #5** first brought up she replaced shingles due to hurricane damage and her roof was/is leaking. What determines which roofs get inspected? Also brought up flooding on the side of her unit whcih was repaired but still gets soft. Lastly the resident brought up dryer vent cleaning and the importance of it. Can the Association enforce this? Debra

Coburn said Law prevents us from enforcing this.

**Resident #1** asked about funding for powerwashing and why can this be funded. Again Debra explained power washing is on common areas and dryer vents are not and it is against HOA laws.

**Resident #3** expressed since she had her leak repaired all roofs should be inspected.

**Resident #6** shared that roof over lanai was leaking and had to replace a large area of shingles.

**Resident #7** asked how do we know if the roof inspector will see problems and was concerned about him missing some issues.

**Resident #1** again wanted to know more about what are common areas.

**Resident #7** raised the point if anybody can use the common areas then her granddaughter can play anywhere there is a common area.

**Resident #8** expressed concerns about space next to the access gate on Indian River Blvd.

**Resident #5** asked about getting a dog for her son for his birthday and wanted to know the rules governing such.

**9. NEXT MEETING: Tuesday September 3, 2019 @ 6:00 pm, VWS clubhouse**

**10. ADJOURNMENT:** Motion by to adjourn by Karen Tieppo, seconded by Mike Hanner, approved unanimously

**Meeting adjourned: 7:36 p.m.**

