

VILLAGE WALK SOUTH OF VERO BEACH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 3, 2015

1. **Call to Order:** 6:00 pm by Bill Mowerson
Roll Call: Present: Barbara Conits – 15 minutes late
Mike Hanner
Sue Jordan
Bill Mowerson
Hank Schulte
Property Manager: Debra Coburn
2. **Approve Minutes of Feb. 3, 2015**
Motion to approve - by Bill Mowerson
Motion seconded - by Mike Hanner. Passed unanimously.
3. **Manager's Report:** Debra Coburn
 - a. **Account Balances** –
 - b. **Maintenance Updates** –
All driveways and sidewalks have been pressure cleaned
 - c. **Notice of Lien** – none this month.
 - d. **Units closed** – Lot #24 to John & Colleen Fournier, Lot #12 to Doris Ruthenberg, Lot #78
 - e. **Foreclosures** – none this month.
 - f. **Old Business & Home owner Issues to Manager:**
4. **Treasurer's Report** – Barbara Conits
Operating Acct: \$47,553.00
Reserve Acct: \$438,107.59
(By the end of 2015 the Reserve Account should be at the half million mark.)
5. **ARC Committee Report:** Sue Jordan –no applications

Nominating Committee: Sue Jordan – 4 candidates
 - a. Norma Cortonesi, Mike Hanner, Bob Lewis & Hank Schulte
 - b. We have 2 volunteers to assist with the Annual Meeting: Verity Minahan & Jackie Smith
6. **Old Business:**
 - a. Erecting a decorative, privacy wall along the east side berm of VWS: The county would require a large increase in the set-back line from the sidewalk. It would take up a great deal of VWS property and additional expenses. This idea has been abandoned.
 - b. **Hurricane Shutters:**

It is the advice of the VWS attorney, Mr. LaJoi, that you cannot *enforce a policy* requiring residents to remove hurricane shutters before, after, or during hurricane season (from June 1 to November 30).
The board could make an addition to the VWS Rules & Regulations regarding storm shutter policy.
A community notice could be sent out regarding this new policy, requesting conformity.
A personal phone call could be made to *non-conforming* owners, possibly followed by another personal notice.
Non-removal of hurricane shutters could increase an owner's insurance policy rates.
A resident living in a shuttered home presents numerous dangers.

- c. Power washing sidewalks and driveways is completed.
- d. Pool renovation ideas:
Bids are being taken for various renovation ideas:
 - to “resurface” the pool, replace coping and tile at the same time.
 - to have the pool “acid washed”. But this increases other problems down the road.
 - to replace the skimmers and coping.
- e. Dusk to dawn light at entrance gate:
The city would install a new light pole at the entrance to VWS and possibly a new light at the Entrance Key Pad for better visibility. This would cost an additional \$13-\$18 per month.
- f. Gate Operation Hours: to remain the same.

7. **New Business:**

- a. Landscape repair proposals:
 - Remove & replace inappropriate shrubs on the eastern berm along I.R.B., placing drought resistant plants on the top of berm = \$3,300.00.
 - Fill in hole on north side of 6th St. = \$200.00
 - Sunken lawn areas along 5th Ave. and 7th St. are infested with fungus. This fungus will continue to spread. Treat the fungus, fill in low areas & raise = \$1800.00
Motion: to treat and repair fungus problem asap along 5th Ave. 6th St. & 7th St. for \$1800.00 by Mike Hanner.
Motion seconded by Barbara Conits.
All in favor: Mike Hanner, Hank Schulte, Barb Conits, Sue Jordan
Abstained: Bill Mowerson
 - Add an additional 200 podacarpus along trellis fencing
 - Screen off south end of berm on I.R.B. where people are cutting through.

8. **Homeowner Questions & Comments:**

Repair perimeter fencing and bottom holes where animals crawl through.
The Preserve is getting noticeably thinned out of Invasive Plants, etc.

9. **Next Meeting:** ANNUAL GENERAL MEETING to elect Board members - March 17, 6:00pm VWS clubhouse
*Please arrive early for registration.

10. **Adjournment:** 7:21pm

Motion to adjourn by Bill Mowerson.

Motion seconded by Mike Hanner.

REMINDER: 2015 BOD Meeting Dates (Post in your address book)
Feb. 3, March 3 and (March 17 Annual Meeting), May 5, Sept. 1, Nov. 3, Dec. 1.