

**Westfield of Vero Beach Homeowners Association Inc**  
**Board of Directors Meeting**  
**Wednesday July 18, 2018 6:00 pm**  
**Vero Beach Inn and Suites- 8797 20th Street Vero Beach FL**

**Meeting was called to order by:** President Bill Rooney

**Verification of Posting:** President Bill Rooney verified notice was posted.

**Roll Call- Present:** Bill Rooney, Pat Spradling, Kim Ricciardone, Sandra Lamond, Dave Jackson and Association Manager Terry Calhoun.

**Quorum of the Board:** A quorum of the board is present and ready to conduct business.

**Approval of the minutes:** A Motion to approve the minutes of January 17, 2018 was made by Bill Rooney and seconded by Pat Spradling. All were in favor.

**President Report:** President Bill Rooney reported the following:

**Speeders:** The association contracted with the Sheriff's Department to have a Deputy come out and monitor the speed of residents and visitors within the community. The officer used a hand-held radar to gauge the speed. The posted speed is 15 mph. Most were identified via the radar going speeds of 22-25 mph,

**Pet owners:** Everyone seems to be abiding by the rules, no recent complaints of late. The Association thanks you!

**Fountain:** The lights are not going on at night, and a work order has been submitted to the vendor for repair,

**Treasurers report:** Treasurer Dave Jackson advised that the financials thru the first Six months are about \$5,700 over budget due to several items address during the first half of the year. The infrastructure of the community which is aging, going on approximately 13 years. The sprinkler pump for all of the common area watering had to be replaced at a cost of \$929.00.

Tables and benches added to the Park were approximately \$ 3,800 (including freight) and back up batteries for the gate. Additional trimming behind the back gate was done as well at an additional cost of \$2,500 for clean out of pepper trees, and removal of dead oak trees.

Westfield of Vero has not increased the budget in the last two years. With items needing more attention as they age, the budget will need to be addressed accordingly. The Accounts receivable is good, no outstanding accounts at this time.

## **UNFINISHED BUSINESS**

**Garbage Carts:** Due to the Indian River County's change of policy to pick up only once a week the ARC made an exception regarding garbage containers.

Treasurer Dave Jackson is opposed to the change which allows owners to put the cans outside if they fill out an Architectural Review form (at no charge), (See attached ARC application form and drawing) and agree to plant shrubs on two sides of the cans so they are not visible from the street or the neighbor.

**Document changes:** The board of directors has been working on having the documents re-typed and updated so they can go to the owners for a two thirds vote to approve.

**Garage Sales:** It was suggested that one garage sale a year be allowed on a Sunday only from 8-1pm Late October or Early November. Mary Ann Sennett will be in charge of making arrangements to insure there are no blocked driveways. In addition, any owner vacating the premises will be allowed to have a one-day garage sale. Request must be in writing with copy of signed copy of Sales Contract to Association Manager. Pat made a motion to accept the exception to the No Garage Sales rule. Bill Rooney seconded the motion, all were in favor and the motion passed.

**Recording Rules and Regulations:** The State legislature requires all Rules and Regulation be recorded at the courthouse. A motion was made by President Bill Rooney to record the Rules and Regulations, Kim Ricciardone seconded the motion. All were in favor and the motion passed. The Association Manager will contact the attorney to record. Copies were made available for all owners present. Those not present will be emailed a copy.

**Roadway repairs:** Have been completed. Asphalt resealing was to be scheduled after the repairs. The county will not approve parking along the roadway for the overflow of vehicles. We are working on a solution for the resealing of the asphalt.

**Damaged curbs:** We have damaged concrete that is in need of repairs. We have a vendor that can do each repair for \$190 per drain.

**Miami Gutters:** Will be checked for additional areas that may need repairs.

**Pressure washing Miami curbs (gutters):** Mike Sansone had submitted a quote to clean the gutters. Owners have objected to use of water, and other gracious owners have approved using their water to do multiple homes.

**Gates: (Security Cameras)**

Gates have been tampered with, caps removed, and the arm disengaged. Motors will burn out if this continues. A longer antenna for remotes may be needed. We are working with the gate company on a recommendation.

Pat Spradling advised owners to please be patient with the gates opening, there are time delays built into the system. Cameras will show who is tampering. A local resident who is head of security at Target is working on getting a proposal together for the Association.

**Swimming Pool rules:** Complaints were received regarding pools in the neighborhood that were not in compliance with the documents. Notices were sent to owners that were not in compliance. Owners spoke regarding the kiddie pool party that was held on site in the front yards.

Reasonable Guidelines were requested from owners present at the meeting regarding kiddie pool use in the community. The boards reasonable accommodation allows for the use of kiddie pools in owners back yards. This option also takes into consideration the safety factors as well, as pointed out by a resident.

**Parking in the streets:** Several complaints were received regarding parking in the street. The board discussed adding a no parking sign as it is creating a safety issue for traffic, especially at night.

**Date of next meeting:** Annual Meeting and Election: Wednesday October 17, 2018  
6:00pm

**Motion to adjourn:** Bill Rooney made a motion to adjourn Dave seconded the motion all were in favor and the motion passed.

WESTFIELD HOMEOWNERS ASSOCIATION

Application for Outdoor Trash Receptacles  
(no fee required)

Homeowner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

Proposed date of project \_\_\_\_\_ Completion Date within 30 days of approval

**Architectural Guidelines for Outdoor Trash Receptacles**

Receptacles must be hidden on two sides with shrubs no higher than four (4) feet tall and placed at least ten (10) feet back from the front of your home or garage. Homeowners are responsible for maintaining these shrubs.

Pavers or brick pad may be installed. If cement is used, you must obtain a permit from the County.

**Project Description**

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If this application is approved, I accept full responsibility for any actions of the vendor or contractor or their employees for any damage or alteration which may occur to WFV common areas or any other property in WFV as a result of this project and agree to replace or restore such damaged property to its original condition. I further agree that I will be responsible to obtain all appropriate permits, licenses or insurance as may be required by City, County or State agencies prior to commencement of this project. **I WILL PROVIDE A COPY OF ALL REQUIRED PERMITS TO THE MANAGEMENT COMPANY PRIOR TO THE COMMENCEMENT OF ANY WORK. I WILL ALSO NOTIFY THE MANAGEMENT COMPANY IN WRITING WHEN THE WORK IS COMPLETED, FOR ARC INSPECTION.** I further understand and agree that the maintenance of all additional landscaping including trees, shrubs and hedges is my responsibility as the homeowner.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Pads and plantings must be completed **within 30 Days**. Requests for additional time will be considered, if necessary.

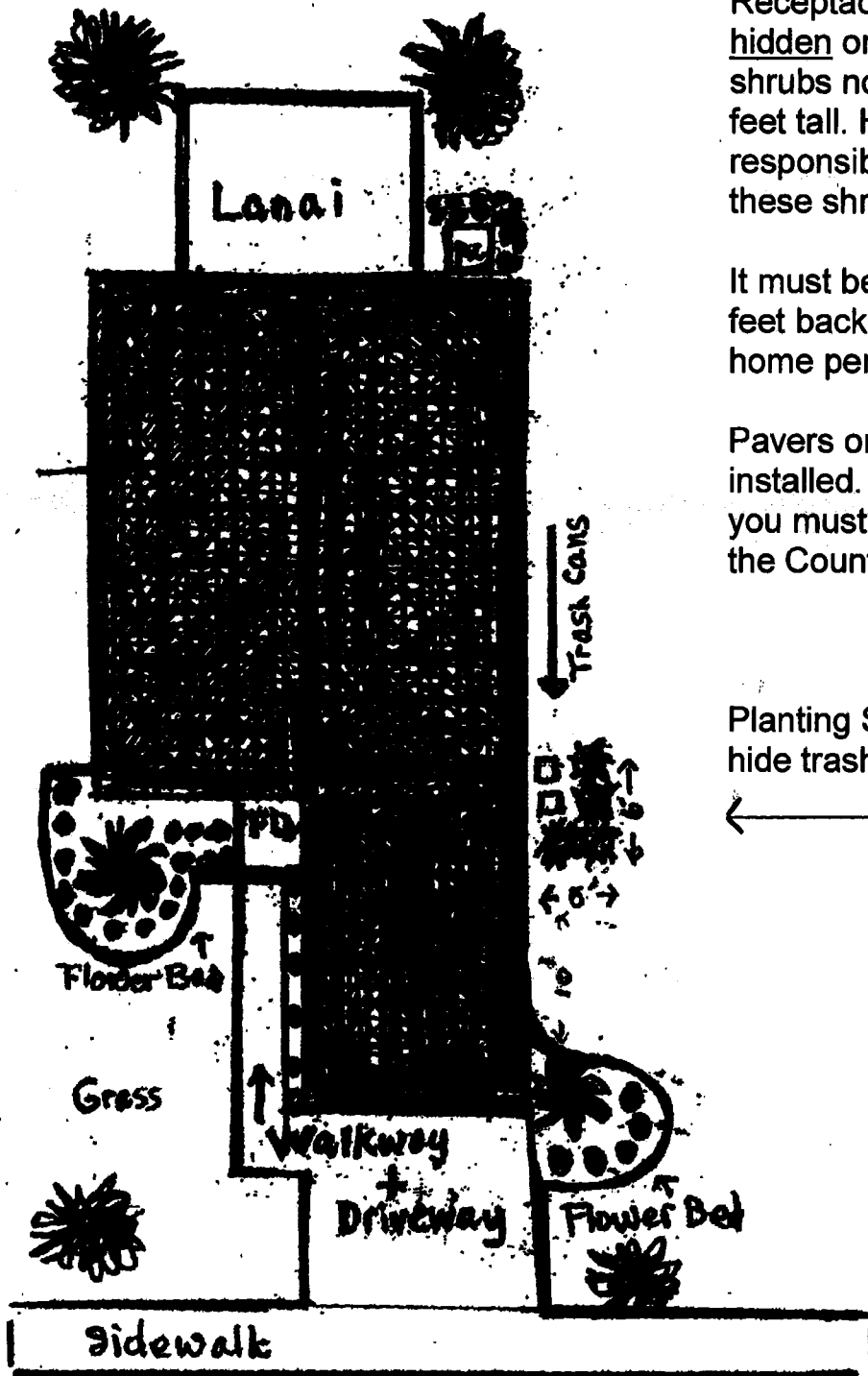
**You may email your completed application to [Kelly.grebe@cbparadise.com](mailto:Kelly.grebe@cbparadise.com) or mail to:**

Westfield of Vero, HOA  
C/O Schlitt Property Management, Inc.  
1209 U.S. Highway #1  
Sebastian, Florida 32958  
Attn: Kelly Grebe

Date Received by Management Company: \_\_\_\_\_

WESTFIELD OF VERO HOMEOWNERS ASSOCIATION, INC.

Birds Eye View of Approved Trash / Recycling Area



Receptacles must be hidden on two sides with shrubs no higher than four (4) feet tall. Homeowners are responsible to maintain these shrubs.

It must be at least ten (10) feet back from the front of the home per the documents.

Pavers or brick pad may be installed. If cement is used, you must obtain a permit from the County.

Planting Sample (L shaped to hide trash cans)

An ARC application must be submitted to the Architectural Review Board showing placement and materials used and approved for this addition/change to the property.