

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

February 23, 2023

Community Pool

1. **Call to order** – 7:00pm Paul Taub called the meeting to order. All people in attendance were owners.
2. **Roll Call/Quorum** – With 5 board members present, quorum was met.
Pres: Paul Taub
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins
DAL: Bob Tolomeo
3. **Approve Minutes: 10/27/22 & 12/1/22:** A motion was made by Bob to approve the minutes as presented. Carole seconded and all were in favor.

4. Manager's Report:

Accounts Receivable:

Account 111638: Trying to get the court to approve serving via publication.

Account 117251/89639/2000: All have had collections letters processed and we are moving toward placing the lien. Paperwork is being processed.

Account 20068: Amount owed was listed on estoppel prepared by Attorney Colombo's office. The amount was not received and the title company that requested the estoppel is no longer in business per legal. An opinion regarding the next step for this account has been requested.

Four accounts have breached or will breach within 14 days the \$600 threshold for accounts to be sent to legal/key cards turned off. Management will prepare information for legal and has shut off key cards.

Most of the compliance issues surround homes that have liens placed or are in foreclosure with the HOA.

1140-105 Fence: At the last meeting the owner of 1140-105 reported damaged fence to the HOA after debris was shot at their fence by the landscaper's mowers. A quote to replace in the amount of \$1382.50. This info will be sent to Schurlknight to cover for the repairs. The crews are cutting too close to the preserve.

1070 Drain Grate: An issue with the drain grate behind building 1070 was reported. Pictures were sent to two companies for quotes to camera/flush drain to look for repairs: Cloud 9 Inc. \$3726.65. Meeks: \$720 min service charge to vac the drain.

A motion was made by Paul and seconded by Scott to approve Meeks plumbing to vac the drain. All were in favor.

5. Old Business

a. **Nature Preserve Boardwalk Project:** A quote in the amount of \$13K was received from Florida Fence Co to stain the north boardwalk. \$37,749.26 quote was received for the south boardwalk. A motion was made by Paul and seconded by Beth to approve the quote in the amount of 37,749.26 for the south boardwalk. All were in favor. Both boardwalks will be stained together. More quotes for staining will be secured.

b. **Security Cameras, Video Surveillance, Card Audit:** The card audit is completed. We shut off 103 cards and received 193 responses. If owner's cards were shut off, they will just need to provide their information and card number to management and it can be activated, if the account is in good financial

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standing and all lease info if applicable is on file.
The new Envera security system is live. After hours monitoring is active, and any intruders have vacated the area without the need of Board, owner, management, or police interaction.
Management is still learning to navigate the system. Reports of incidents are being received.

c. **Sod/Soil Test:** The soil test results came back normal. PH was a little high but still in the normal range. The sod is showing progress but not as fast as owners would like. Options are to tear up old sod and place completely new sod or add plugs. The new well has not been dug yet but should be scheduled within the next month. Owners can always resod at their cost if they feel the need.

d. **Tennis Court Privacy Screening:** This has been ordered and is in fabrication. Management is still working on getting the new tennis net installed and apologizes for the delay. Scott stated we need to lock up the tennis court due to damage. Management will revive quotes to add a key card system down there. Management will secure area with a padlock. Owners will need to call management to secure the code.

6. New Business:

a. **Storage room clean out/pest control:** Management provided two quotes for a rodent problem in the back storage room. Everything in the back storage room is old and needs to be disposed of except the Christmas decoration. The room needs to be cleaned and sanitized.

b. **Pool Area Landscape Quotes:** The Board reviewed a quote from Schurlknight landscaping for \$8106 for oak trimming, landscape stone in the pool area and install of new plants.

A motion was made by Beth, seconded by Paul. All were in favor.

A quote from Symbiont service was reviewed in the amount of \$1234.90 for new heat pump display units. A motion was made by Bob and seconded by Carole to approve. All were in favor.

We are waiting on quotes from Brevard Pools for new vac pac hydraulics, saltwater system, pool resurfacing and anti-entrapment grate testing.

Pavers for Driveways: Barry Butts from 875 Luminary #104. A motion was made Carole and Bob seconded to approve the request. All were in favor. Management will secure the paver color and the Board will adopt this specification at the March meeting.

An insurance claim has been put in for the damage to the pool fence in November 2022. We should be getting reimbursed for the \$1850 spent to repair the fence.

The Board discussed pressure washing of the driveways. We will get a quote to review at the March meeting.

Owners discussed striping for pickle ball games. Management will secure a quote.

Owners discussed fining owners. Rachel Koscielniak- 4530-101 volunteered for the fining committee. Carole made a motion to appoint Rachel to the committee. Paul seconded and all were in favor.

Owners discussed renting/Air BnBs and restrictions regarding such.

Adjournment – 8:22pm, A motion was made by Carole and seconded by Bob to adjourn the meeting.

Respectfully Submitted,

Monica Riley, CAM

SCPM