

Board minutes are not approved until the next Board meeting.

**Sonesta Walk Homeowner Association Inc.
Board of Directors Meeting Minutes**

June 25, 2026

7PM

Community Pool

1. **Call to order** – 7:00pm the meeting was called to order. Paul asked that any non-owners vacate. There were none.
2. **Roll Call/Quorum** – With 3 board members present, quorum was met.
Pres: Paul Taub
VP: Scott Remson
Sec/Tres: Bob Tolomeo

3. **Approve Minutes: 5/28/26** A motion was made by Scott to approve the minutes as presented. Bob seconded. All were in favor and the motion passed.

4. **Manager's Report:**

Accounts receivable report was reviewed. Some accounts have been brought current. Others are moving to foreclosure. Acct 116880 is a rental and Colombo is researching rent demand for unpaid fees.

Compliance:

A motion was made by Scott and seconded by Bob to appoint Bill Mazurek to the Fining Committee. All were in favor and the motion carried.

Vote to Fine: A motion was made by Paul and seconded by Scott to fine the following homes \$100 per day to cap at \$1000 per FS 720:

790-103 fining again – 2nd story bare stucco

1010-102 stains on home

1050 104 – weeds in beds

All were in favor and the motion carried.

Voted 5/29

1055-105 Pressure wash driveway/sidewalk/entryway

1070-101 Stains on house

1260 101 & 102 – Stains on Fence/house

875-103 Stains on garage- Pressure clean d/s/e

910-103 Stains on house

1030-105 – Stains on house

We will plan a fine hearing after the 4th of July holiday.

Miscellaneous Maintenance: New Garbage cans were received. New carriage lights are being ordered. We are looking to purchase composite material pool furniture soon. We have a quote coming for the repair of the grill. Bob motioned to install a new grill as opposed to repairing, if the repair quote is over \$1K. A new grill is about \$4K. Scott seconded and all were in favor. We are planning to have new grill or repair done prior to 7/4 holiday. We are working on the spa jets and an emergency shut off switch that is required per FL Health dept. Gault Electric is working on cost.

5. **Business:**

A) Landscape Install/Removal/Tree Trim: We have one quote for the parking lot oak and stump removal for \$4K, we will secure more bids. This work isn't planned until after the heat of the summer. Alexis Ravetti, as Contract Committee reported we plan to remove tall Washingtonia palms at the entrance, to negate the need for a bucket truck for trimming. Pool landscape still needs trimming. The formal landscape quote won't be voted on until after the summer season, as changing landscapers at the height of the grow season could cost the

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Association more in the long run.

b) Pool Parking Lot Asphalt: One quote from Burton Asphalt was secured but others will be forthcoming. This project is planned for after the heat of the summer.

c) Tennis Court Resurfacing: Coast Courts provided a cost of \$15K, the Board reviewed. We are fully funded for this project from the reserves. More quotes are being secured. Gault Electric is also working on quote to run power to the courts for access control.

d) Security Camera/Monitoring: Vector Systems came onsite to perform a survey and provided a quote in the amount of \$11K for install of new system and \$448 monthly for monitoring. This does not include electrical work that may be needed. More quotes will be secured.

Owners in attendance who signed up to speak were given the opportunity to:

Concerns about the spa, irrigation and the bowling alley wall were discussed.

Waste Management: Cardboard boxes can be put out NOT BROKEN DOWN on Mondays.

BROKEN DOWN CARDBOARD- Wednesdays.

6. Adjournment – 7:43 pm, with no further business the meeting adjourned. Scott motioned and Bob seconded.

Respectfully Submitted,

Monica Riley, CAM

SCPM