

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

March 23, 2018

6pm at the Pool Pavilion

1. **Call meeting to order:** 6:00 pm by the Vice President
 - ❖ Patti opened the meeting welcoming those in attendance and with an announcement as ensuring all in attendance must be an owner in Sonesta Walk as listed on the deed. If not, you must leave the Board Meeting.

A motion was made by Patti Wielgus and seconded by Paul Taub to approve the preserve of the Sergeant of Arms. All were in favor.

A motion was made by Patti Wielgus and seconded by Paul Taub to approve representatives from Flavin, Nooney and Pearson's CPA services. All were in favor.

2. **Roll call:**

- Debra Hutcheson (President) - absent
- Patti Wielgus (Vice President) - present
- Frances Bellissimo (Treasurer) - present
- Scott Remson (Secretary) - present
- Paul Taub (Director)- present

5. **Old Business**

- **Fence Repair/Replacement** – Patti Wielgus reported. American Fence has finished replacement of the fence around the pool, cabana, and playground area. The fence was damaged from hurricane Irma. It was found that none of the posts were not concreted into the ground, nor was the installation considered commercial grade. We hope the new fence will last 20-30 years. The total cost was about \$27,000. A vote of the owners was not necessary for this expenditure, as it was below the 10% threshold.
- **Audit:** Aaron Stitzel and Ross Whitley, representing Flavin, Nooney and Person, CPA and Advisors, presented the audit of the 2016 financials to the Board and owners. No exceptions were found. Seventy-five transactions were picked for additional review, citing no issues. It is suggested that the Board hold copies of signed contracts, along with management. Procedures for reimbursements were discussed and it was reported that two Board signatures are required for payments to be made. Currently the HOA completes are review of the financials, and an audit should be done every three years. Cost of the audit was discussed by the owners and Board. The total cost was \$7,500. Patti Wielgus reported to owners that although this was costly, it was

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necessary. She also mentioned the cost of the failed recall, which has cost the Association approximately \$20,000.

6. New Business

- **Collections** – Action is needed on two accounts currently with the Association attorney.

Account #19980 is requesting a payment plan. \$319.53 will be paid per month. A good faith deposit of \$429.75 has already been received by the attorney. A motion was made by Scott Remson and seconded by Patti Wielgus to approve the payment plan for account #19980. If a payment is missed, collections will proceed, and the payment plan will be void. All were in favor.

Account #19889: The Association filed on lien for non-payment. There is no mortgage foreclosure started at this time. The next step is to foreclose on the Association's lien and take title to the home. The Board will have the option to then rent it out. A motion was made by Patti Wielgus and seconded by Paul Taub to move forward with foreclosing the Association's lien. All were in favor.

Other items:

The Board introduced Monica Giglio, the new manager provided by SCPM. Owners discussed lack of regard for the rules, such as when to place garbage cans out and bulk item pick-ups.

Owners discussed capping the rentals. This would be a very costly project, and it is not guaranteed the votes needed would be obtained.

Quotes to clean and refresh the playground are being obtained.

7. **Adjournment** – 7:00 pm, Patti Wielgus motioned to adjourn, Scott Remson seconded, all agreed and the meeting ended.