

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

August 16, 2017

7pm at the Pool Pavilion

### APPROVED

1. **Call meeting to order:** 7:01 pm by the President – Scott Remson
2. **Roll call:**
  - Scott Remson, (President) - present
  - Debra Hutcheson (Vice President) - present
  - Frances Bellissimo (Treasurer) - present
  - Patti Wielgus (Secretary) - present
  - Paul Tab (Director)- present
3. **Approve Minutes** – 4/13/17 and 7/19/17
  - ❖ After Reading both minutes aloud.
    - i. Patti Wielgus motioned to approve the 4/13/17 Board meeting minutes. Paul Tab seconded and the motion carried unanimously.
    - ii. Patti Wielgus motioned to approve the 7/19/17 Board organization meeting minutes. Debra Hutcheson seconded and the motion carried unanimous.
4. **Reports of Officers, Committees, or Agents**
  - **Officers-**
    - a. Scott Remson reported the new voted in Board will have reports as they get acclimated to their roles.
  - **Committees** – These will be discussed under new business
    - **Architectural Review Committee-** It was reported an owner is removing a tree without ARC approval, the committee confirmed and management is investigating.
    - **Social Committee-** None
    - **Infraction Hearing Committee-** None
    - **Communication Committee-** None
5. **Old Business**
  - **Baby Changing Tables** – Scott Remson presented changing tables for Board consideration. Scott Remson motioned to purchase and install two changing

tables, one for each bathroom not to exceed a total of \$700 with shipping and installation. Paul Tab seconded and the motion carried unanimously.

- **Fence** – Scott Remson reported a few areas of the fence are in need of repair. He suggested we get quotes to replace entire sections and/or repair the sections. Frances was appointed to walk the fence around the clubhouse, playground and pool areas to identify the damaged areas and create a scope of work, then present to the Board and Management for bids.

## 6. New Business

- **Audit** – Scott Remson motioned to table this action. Patti Wielgus seconded. After a lengthy discussion, concerns were made of possible financial issues. Scott Remson commented he knows of nothing unusual in the financials, he also reviewed pros and cons, and if any Board members knew of pending issues it was decided to wait and consider this action at a later time. This motion passed unanimously.
- **Pool Security** – Scott Remson motioned to get feedback from the members in attendance and conduct a survey on who wanted security. Frances seconded and the motion carried unanimously. A super majority in attendance want security. Scott Remson motioned to continue security with a modified reduced schedule in hours. This motion didn't get a second. Patti Wielgus motioned to continue with security with a modified schedule however not have the services of a particular guard that reportedly has had a few previous issues with residents. Paul Tab seconded the motion that carried 3-2, Debra Hutcheson in not in favor of security at all and Scott Remson is not in favor of losing the guard.
- **Pool Hours** – Scott Remson motioned to investigate the idea of lights for night swimming. Patti Wielgus seconded the motion. After a lengthy discussion with all attending, Scott Remson reminded everyone the community did a survey on this idea less than a year ago and it was not favorable by a 2/3 vote of those who participated. In the end the Board agreed unanimously on the motion to investigate the project.
- **Appointment of Committees** – Scott Remson announce the have signup sheets for a variety of committees seeking resident interest. The Board will review and make appointments at a future meeting. Current committees such as the ARC remain the same until further notice.
- **Common area surveillance and computer equipment** – Scott Armison with the management office reminded all, the installer and himself are the only two with access to the camera replay system. Review of this system must be done on sight however the equipment's does have the ability to be accessed remotely however currently it is not set up that way. The pool key card system is accessible remotely or on site and Scott handles that software as

well. Debra indicated this item was meant for the Board to review these areas and items.

- **Christmas Party** – Debra Hutcheson motioned to cancel the current Christmas party plan and request a refund of \$50.00 due to the limited number of members that can attend. Frances Bellissimo seconded the motion and after discussion the motion carried unanimously. Janice Denza offered to call and seek the refund, the Board agreed.
- **Preserve Area** – The question was raised if the lawn care company knows to service the preserve area. Scott Armison did inspect the areas and confirm it needs better attention. Also it was reported a light pole on HOA property near the preserve entrance is blocked by a tree. Scott A will contact Bob's complete and report the issues.
- **Budget** - Scott Armison mentioned we need to be thinking of dates for the 2018 budget meeting, he suggested October. Prior years the treasurer and President sat down with management and created a draft budget for Board review and consideration. No action was set.

7. **Adjournment** – 9:07 pm, Scott Remson motioned to adjourn, Patti Wielgus seconded, all agreed and the meeting ended.