

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

August 22, 2019

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:00 pm by the Scott Remson.
 - ❖ Scott recapped Annual Meeting on 7/25/19. No quorum was met thus no official business, including the election of officers could take place.
 - ❖ No non-owners can be present at the meeting.
 - ❖
2. **Roll call:**
 - Scott Remson (President) - present
 - Paul Taub (Secretary) - present
3. **Acceptance of Resignations/Appointment of Directors:** Scott Remson reported. Dave Farioli, Henry Hord and Mary Underwood submitted resignations via email. A motion was made by Scott and seconded by Paul to appoint the three owners who submitted their names for candidacy (Debra Hutcheson, Bob Tolomeo, Patti Wielgus) for the annual meeting, to the three vacant positions. All were in favor and the motion carried
Directors:
Debra Hutcheson
Scott Remson
Paul Taub
Bob Tolomeo
Patti Wielgus
4. **Organization of Director Positions:**

A motion was made by Scott and seconded by Bob to appoint Paul Taub as President and Scott Remson as Vice President.
Vote: Yay—Scott, Bob. Nay—Debra, Paul, Patti
Motion failed with three negative votes.

A motion was made by Paul and seconded by Debra to appoint Debra Hutcheson as President.
Vote: Yay—Debra, Paul. Nay—Scott, Bob, Patti
Motion failed with three negative votes.

A motion was made by Patti and seconded by Debra to appoint Patti Wielgus as President and Debra Hutcheson as Vice President.
Vote: Yay—Debra, Patti. Nay—Scott, Paul, Bob.
Motion failed with three negative votes.

A motion was made by Paul and seconded by Debra to appoint Debra Hutcheson as President and Scott Remson as Vice President, and Paul Taub as Treasurer.
Vote: Yay—Debra, Scott, Paul, Patti. Nay—Bob

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Motion passes with four affirmative votes.
Paul will also secure the Secretary position.

2019-2020 Board of Directors:

President: Debra Hutcheson

Vice President: Scott Remson

Secretary/Treasurer: Paul Taub

Directors: Bob Tolomeo & Patti Wielgus

5. **Approve Minutes:** A motion was made by Paul and seconded by Patti to approve the minutes of the 6/27/19 as presented. All were in favor.

6. **Reports of Officers, Committees, or Agents:**

Scott reported that more volunteers are needed for all committees.

ARC: Alexis Ravetti reported. 3 ARCs have been reviewed and approved; a palm tree addition, a screen porch and a backyard landscape plan.

Manager's report:

Compliance—The Board and management reviewed the compliance log. While on maternity leave, SCPM handled the drives for Monica Riley. Many homes were written up for various issues. Many homes have complied, and management has condensed the report. Picking weeds, roof cleaning and pressure cleaning of sidewalk, driveway and entryways and ways for compliance were discussed. Management will contact Attorney Colombo for a legal opinion regarding self-help and the wording of our documents to enforce these violations.

AR—Management reported accounts being sent to attorney for collections, updated the board on accounts currently with the attorney and reviewed homes that are 1 month past due. Some accounts have late fees on them, which the Board agreed to removed.

5. **Old Business**

- **FPL LED Additional Lighting Survey**-Scott reported. FPL's engineers are still working on the plan for our community. They are looking for a way to hook up to existing electric, which will save the Association money for the install.
- **Playground Sod**—This has been completed by Bluebell.
- **Commercial Vehicle Parking Restrictions**- Attorney Colombo stated that the parking spaces at the pool are private parking. Discussion regarding parking in driveways and the street ensued. Owners are encouraged to call the Melbourne Police department if vehicles are parked over the sidewalk or blocking driveways.
- **Pool Tile Update:** Management reported. All Star Pools has suggested to change the bullnose coping around the spa to match the new coping that will be installed around the pool. The cost will be \$1600. A motion was made by Patti and seconded by Debra to approve the cost of \$1600 for the installation of new bullnose coping around the spa. All were in favor and the motion passed. A new depth marker is needed as well. Management will give orders to All Start Pools. We are expecting materials to be in by early September and the work will take about 2 weeks. Pool is set to be completed by mid to late September.

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7. New Business

- **Feeding Wildlife**—Debra reported. Residents have been witnessed feeding wildlife, specifically squirrels. They are starting to congregate near the homes. This is prohibited by the Florida Wildlife Conservation permit. The FWC will only step in once the resident/owner have been notified by the HOA of the violation. Management will get a letter out to the unit owner and tenant and report back to the FWC if no positive action is taken by the occupant.

8. Adjournment – 7:59 pm, Scott motioned to adjourn, Patti seconded, all agreed, and the meeting ended.

Next meeting: 9/26/19