

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

September 26, 2019

7pm at the Pool Pavilion

1. Call meeting to order: 7:03 pm by the Debra Hutcheson

2. Roll call:

- President: Debra Hutcheson
- Vice President: Scott Remson
- Secretary/Treasurer: Paul Taub
- Director: Bob Tolomeo

Patti Wielgus was absent.

Also present was Monica Riley from SCPM.

3. Approval of Minutes: A motion was made by Scott and seconded by Bob to approve the minutes of the 8/22/19 meeting as presented. All were in favor and the motion carried.

4. Reports of Officers, Committees, or Agents:

Board members present introduced themselves and discussed their experiences on the Board and goals for the year and the community. This Board would like to unit the residents of Sonesta Walk.

Manager's report:

AR—Collections are ongoing, as your fees are do monthly, so late notices are sent per the governing documents. No action is needed at this time on any collections

Compliance—This matter was discussed at length by the Board. Our docs are very limited in the compliance and violations of the community. Trash cans and weeds in the gardens are explicitly stated in regard to maintenance of the home. Pressure cleaning of homes, driveways, walkways, sidewalks or roofs is not discussed. Section 7.4 does state that the owner must keep his home in a neat manner. Some feel this is too vague and will not hold up in a court of law.

A motion was made by Debra and seconded by Paul to close all the compliance matters to start fresh. A vote was not taken as more information is needed before a decision can be made on this.

The Board would like to meet with Attorney to Colombo to determine what we can legal enforce and how. It was also suggested to pressure clean the entire community, driveways, sidewalks and entries. Management will secure a quote.

5. Old Business

- 1. Palm Trimming**—A quote form palm trimming in the amount of \$990 was submitted by Bluebell. A motion was made by Paul and seconded by Scott to approve the quote and move forward with the trimming. All were in favor

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and the motion carried. This maintenance will be planned for June in future years.

2. **FPL LED Lighting**—Scott reported that FPL can install 5 out of the 7 additional fixtures with to us other than additional electric and pole maintenance cost. The other 2 fixtures would require major work to install, resulting in a cost for installation by the HOA. We are waiting on a map from FPL of where the 5 fixtures they can install will go. This will be forwarded to the entire Board. All background info will be sent to Debra, Patti and Bob to catch them up.
3. **Commercial Vehicle Parking**—The Board discussed the issues with commercial vehicles parking in the street versus in the pool parking. Our pool parking is private, and we can dictate its uses. Street parking is governed by City of Melbourne. Currently, the matter is not a major issue.
4. **Pool Tile Update**—Management reported. The repairs to the tile line water and coping of the pool and spa are set for 9/30. Pool will be closed the evening of 9/29 for about 2 weeks.
5. **Feeding of Wildlife**—Management reported. Notice was given to the occupants. Towers Group Realty handles the rental, and Ana Garcia spoke to the renter and neighbors regarding the issues. Renters will stop feeding wildlife. The backyard could still be cleaned up better.

6. New Business

1. **Budget**—Management presented the 2020 draft budget to the Board to review. We hope to adopt at the October meeting. Notice will be mailed to all owners with a copy of the proposed budget prior to the adoption meeting in accordance with FL ST 720.
2. **Electronic Bulletin Board**—Debra reported. We are interested in quote for an electronic LED bulletin board. It would be useful for notice board meetings, community events, and maintenance items. Management will get quotes.
3. **Pool Card Audit**—Scott reported. Many non-owners are using the pool and using key cards for access. A motion was made by Paul and seconded by Scott to commence with the audit. All were in favor. Management reported issues with the computer that runs the pool key card system. The computer is antiquated and needs replacement. A motion was made by Scott and seconded by Paul to allow for an IT person to review the computer and replace as necessary. All were in favor.
4. **Pool Gate Post and Locking**—American Fence was asked to install a post near the pool gate to prevent overextension of the gate. It was never done. American Fence has been non-responsive. The gate should also have springs installed for automatic closure. Management will review with in-house maintenance.

7. **Adjournment** – 8:49 pm, Scott motioned to adjourn, Paul seconded, all agreed, and the meeting ended.

Next meeting: 10/24/19