

Sonesta Walk HOA

c/o SCPM
928 E. New Haven Have.
Melbourne, FL 32901

Dear Sonesta Walk Residents:

The Annual Meeting will be held December 4, 2025 at 7PM at the community pool cabana.

Please find enclosed:

- Annual Meeting Notice with agenda and Board Organization Meeting Agenda
- Board candidate intent forms and information statements
- Proxy
- Ballot

EVEN IF YOU PLAN TO ATTEND, YOU SHOULD SUBMIT A PROXY TO ENSURE QUORUM IS MET!

Election of Board of Directors

This year, 6 residents have placed their names for candidacy in advance of the meeting. Their names are listed below. An election is needed. Per the Association bylaws, nominations from the floor must also be taken.

Ricardo Bellisimo
Marie Greco
Scott Remson
Robert Tolomeo
Dan Torchino
Violetta Turek

Ballots for voting will be distributed at the meeting and are enclosed. Quorum needs to be met at the annual meeting. 92 Homes, represented in person or by proxy constitutes a quorum. Turn in your proxy and ballot if you cannot attend! Our documents allow Ballots to be mailed or hand-delivered. Our documents do not dictate that the ballots are secret.

Proxies can be mailed to the management office at 928 E. New Haven Ave, Melbourne FL 32901. They can also be emailed to the property manager, Monica Riley, at MonicaR@Towersmgmt.com.

If you have any questions, please reach out to Management at 321-733-3382.

Sincerely,
The Board of Directors
Sonesta Walk Homeowner's Association, Inc.

Sonesta Walk Homeowner Association Inc.

2025 ANNUAL MEETING & ORGANIZATIONAL MEETING Agendas

**Sonesta Pool
Melbourne, FL
DECEMBER 4, 2025
at 7pm**

The Annual Meeting Agenda:

1. Call to order by the President
2. Appointment by the President of the Chairman of the Meeting, (who may not be a Member or a Director)
3. Proof of notice of the meeting or waiver of notice
4. Approval of Prior Annual Meeting Minutes
5. Election of Directors
6. Old Business
7. New Business
8. Adjournment

Organizational Meeting Agenda- (immediately following the Annual Meeting)

1. Call to order by the Chairman of Elections
2. Determination of Officers
3. Adjournment

SONESTA WALK HOMEOWNERS ASSOCIATION, INC.

BALLOT FOR BOARD OF DIRECTORS ELECTION

ANNUAL MEMBERS' MEETING
DECEMBER 4, 2025
7PM AT THE POOL CABANA

Please select up to, but no more than five (5) names for your vote for the Board of Directors.

Do not Sign or Mark this ballot in anyway,
other than your choices for Directors

These entries will be your vote. Any more than five (5) names listed on the ballot will be disallowed and voided. Names of individuals that submitted intent to serve are listed alphabetically.

PLEASE MARK YOUR BALLOT LEGIBLY

_____ Ricard Bellissimo

_____ Marie Greco

_____ Scott Remson

_____ Robert Tolomeo

_____ Dan Torchio

_____ Violetta Turek

SONESTA WALK HOMEOWNERS ASSOCIATION, INC.
LIMITED PROXY FORM

Annual Meeting
Pool Cabana
At 7:00 pm on December 4, 2025

IF YOU **ARE NOT ATTENDING** SONESTA WALK'S ANNUAL MEETING. PLEASE
MARK AND MAIL THE FOLLOWING PROXY TO:
SONESTA WALK HOMEOWNER ASSOCIATION, INC
c/o SCPM:
928 E New Haven Melbourne Fl. 32901

_____ The undersigned hereby designates the President as my representative.

_____ The undersigned hereby designates (print name) _____
to represent me at the meeting.

POWERS

This proxy may be used for any proper purpose at the Annual Members' Meeting and Election, including to establish a quorum, to cast my vote/ballot to elect the Board of Directors.

Print Name: _____ Street Address/Unit: _____

Signature: _____ Date: _____

**IN NO EVENT SHALL THIS PROXY BE VALID FOR A PERIOD LONGER THAN (90)
DAYS AFTER THE DATE OF THE FIRST MEETING FOR WHICH IT IS GIVEN.**

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____

_____ to substitute for me in the proxy set forth above.

DATED: _____

PROXY'S SIGNATURE

Sonesta Walk Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2025-26 BOARD OF DIRECTORS

Please return to SCPM by the close of business on November 3, 2025

I, SCOTT REMSON hereby place my name in nomination as a candidate for Sonesta Walk Homeowners Association Inc. Board of Directors. I have X have not enclosed an information statement about myself. I understand that I am responsible for the accuracy of the information contained in this statement.

Printed Name: SCOTT REMSON

Address: 870 LUMINARY Circle UNIT 104

Date: 10/28/2025

PLEASE PRINT NAME EXACTLY AS IT IS TO APPEAR ON THE BALLOT

Florida Statute 720.3033 Officers and directors.—

(1)(a) Within 90 days after being elected or appointed to the board, each director must submit a certificate of having satisfactorily completed the educational curriculum administered by a department-approved education provider.

1. The newly elected or appointed director must complete the department-approved education for newly elected or appointed directors within 90 days after being elected or appointed.
2. The certificate of completion is valid for up to 4 years.
3. A director must complete the education specific to newly elected or appointed directors at least every 4 years.
4. The department-approved educational curriculum specific to newly elected or appointed directors must include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.
5. In addition to the educational curriculum specific to newly elected or appointed directors:
 - a. A director of an association that has fewer than 2,500 parcels must complete at least 4 hours of continuing education annually.
 - b. A director of an association that has 2,500 parcels or more must complete at least 8 hours of continuing education annually.
- (b) A director who does not timely file the educational certificate is suspended from the board until he or she complies with the requirement. The board may temporarily fill the vacancy during the period of suspension.

Signature: 

**PLEASE COMPLETE AND RETURN TO: SONESTA WALK HOMEOWNERS
ASSOCIATION c/o SCPM, 928 E NEW HAVEN, MELBOURNE, FL. 32901
NO LATER THAN THE CLOSE OF BUSINESS ON NOVEMBER 3, 2025.**

BOARD CANDIDATE INFORMATION STATEMENT
SONESTA WALK HOMEOWNERS ASSOCIATION, INC.

Full Name	Property Address
SCOTT REMSON 870 LUMINARY CIRCLE UNIT 104	

Personal Background:
20 year resident of SONESTA WALK. RETIRED and enjoying my time traveling. WIFE NANCY and I have been involved in community activities since 2005.

Prior Association Experience:
MULTIPLE years as a board member. CURRENTLY vice - president of the ASSOCIATION.

Comments about Board Candidacy:
BOARD members hold the responsibility to MAINTAIN the community as per our documents. I would like to get back to regular meetings and better communication with our residents. I would encourage more of our homeowners to volunteer and run!

Submissions will be photocopied and distributed as submitted.

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ASSOCIATION c/o SCPM, 928 E NEW HAVEN, MELBOURNE, FL. 32901**

Sonesta Walk Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2025-26 BOARD OF DIRECTORS

Please return to SCPM by the close of business on November 3, 2025

I, DANIEL J. TORCHIO hereby place my name in nomination as a candidate for Sonesta Walk Homeowners Association Inc. Board of Directors. I have ☒ have not ☐ enclosed an information statement about myself. I understand that I am responsible for the accuracy of the information contained in this statement.

Printed Name: DANIEL J. TORCHIO

Address: 1100 LUMINAARY CIR, #101, MELBOURNE, FL 32901

Date: 10/30/25

PLEASE PRINT NAME EXACTLY AS IT IS TO APPEAR ON THE BALLOT

DAN TORCHIO

Florida Statute 720.3033 Officers and directors.—

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Signature: 

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BOARD CANDIDATE INFORMATION STATEMENT
SONESTA WALK HOMEOWNERS ASSOCIATION, INC.

Full Name: Dan Torchio

Property Address: 1100 Luminary Cir, #101, Melbourne, FL 32901

Personal Background:

-Born/Raised in Staten Island, NY 1966-1978, Grew up in South Florida, 1978-2006, moved to Raleigh, NC in 2006 and returned to South Florida in 2017. Moved from S. Florida to Orlando, 2017-2022. Purchased my unit in Sonesta Walk in 2022 and currently reside at my address.

-Occupation: Outside Territory Sales Representative

-No pets and father of (2) boys both grown and live out of the area

-Active in the business community staying abreast of current events in both Brevard and FL affairs

-Outside activities include soccer as a referee and USSF referee mentor

Prior Association Experience:

-Prior Sonesta Walk Board Member (seeking re-election)

-Coquina Homeowners Association in Coconut Creek, FL 2001-2006

-Crenshaw Hall Plantation HOA in Wake Forest, NC (Raleigh suburb), 2006-2009

Comments about Board Candidacy:

-When I moved to Sonesta Walk, I chose this community for its location, quality of the townhomes and the general 'vibe' of our neighborhood. I stepped down last year due to time constraints with my occupation requiring me to travel nationally two weeks out of the month, therefore, I wouldn't be able to commit to being an ACTIVE board member. However, my new position will allow me that opportunity again. I am seeking re-election out of sheer FRUSTRATION with the way this community has changed. Some of these changes seem to be a 'stagnation' of a current Board that seems to be content with the way things are. In my short 3 yrs here I've seen increased crime in our neighborhood. In fact, I've been pushing for a Neighborhood Crime watch program and our current Property Mgmt. company doesn't seem to want to assist in putting this into action. Another frustration is the inconsistent enforcement of HOA rules such as vehicles illegally parked in the neighborhood or enforcement of aesthetics such as landscape trimming or walkway/driveway upkeep. Finally, I'd like a community where neighbors can stroll through our 'Preserve' with the absence of fear of being harmed.

Another problem we have is this: We have too, too many OWNERS who do NOT live here and DO NOT take part in this neighborhood's welfare. They simply want to collect a rent check and move on with their lives. We need to have a Board who can solve problems, not make excuses as to WHY we can't do things. As a returning Board Member, I want our HOA Meetings to be one where we come to meet once a month to discuss (NOT ARGUE) about problems in the community and come up with productive solutions to these problems. It seems our HOA meetings are a 'firing line' for a Board who is always in a defensive position. This is NOT how the two HOAs I've served on ran in S. Fla and NC.

Sonesta Walk Homeowners Association, Inc.

NOTICE OF INTENT TO BE A CANDIDATE FOR THE 2025-26 BOARD OF DIRECTORS

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I, MARIE GRECO hereby place my name in nomination as a candidate for Sonesta Walk Homeowners Association Inc. Board of Directors. I have ☒ have not ☐ enclosed an information statement about myself. I understand that I am responsible for the accuracy of the information contained in this statement.

Printed Name: MARIE GRECO

Address: 4590 RADIANT WAY Unit 104 MELB. FL 32901

Date: 10/27/2025

PLEASE PRINT NAME EXACTLY AS IT IS TO APPEAR ON THE BALLOT

Florida Statute 720.3033 Officers and directors.—

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(b) A director who does not timely file the educational certificate is suspended from the board until he or she complies with the requirement. The board may temporarily fill the vacancy during the period of suspension.

Signature: MARIE GRECO

Rec'd
10/27
MR

**PLEASE COMPLETE AND RETURN TO: SONESTA WALK HOMEOWNERS
ASSOCIATION c/o SCPM, 928 E NEW HAVEN, MELBOURNE, FL. 32901
NO LATER THAN THE CLOSE OF BUSINESS ON NOVEMBER 3, 2025.**

BOARD CANDIDATE INFORMATION STATEMENT
SONESTA WALK HOMEOWNERS ASSOCIATION, INC.

Full Name MARIE GRECO	Property Address 4590 Radiant way Unit 104 MelB 71 32901
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Personal Background:
26 years with Brevard County Schools
positions held - Bookkeeper +
Secretary -
10 years @ Florida Institute of Technology
positions held Admissions +
asst Junior Buyer

Prior Association Experience:	2 year as V.P. of HOA Board
	Pine Meadows Assoc.

Comments about Board Candidacy:

Submissions will be photocopied and distributed as submitted.

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10/27
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Sonesta Walk Homeowners Association, Inc.

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**NOTICE OF INTENT TO BE A CANDIDATE FOR
THE 2025-26 BOARD OF DIRECTORS**

Please return to SCPM by the close of business on November 3, 2025

I, Ricardo Bellissimo hereby place my name in nomination as a candidate for Sonesta Walk Homeowners Association Inc. Board of Directors. I have 2 have not enclosed an information statement about myself. I understand that I am responsible for the accuracy of the information contained in this statement.

Printed Name: Ricardo Bellissimo

Address: 950 Cuminary Circle # 106

Date: 10/20/2025

PLEASE PRINT NAME EXACTLY AS IT IS TO APPEAR ON THE BALLOT

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Signature: _____

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BOARD CANDIDATE INFORMATION STATEMENT
SONESTA WALK HOMEOWNERS ASSOCIATION, INC.

Full Name

Ricardo Bellissimo

**Property
Address**

950 Cuminary Circle #106
Melbourne FL 32901

Personal Background:

I Been A resident For over
a decade, my mom was a Board member
years ago. I've been

Prior Association Experience:

N/A

Comments about Board Candidacy:

I will try to be as transparent
as possible. I will try to balance the budget
we need change & listen to our residents

Submissions will be photocopied and distributed as submitted.

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NOTICE OF INTENT TO BE A CANDIDATE FOR
THE 2025-26 BOARD OF DIRECTORS

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I, Viola Turek hereby place my name in nomination as a candidate for Sonesta Walk Homeowners Association Inc. Board of Directors. I have _____ have not X enclosed an information statement about myself. I understand that I am responsible for the accuracy of the information contained in this statement.

Printed Name: Viola Turek

Address: 1030 Luminary Cir #104

Date: 11-3-25

PLEASE PRINT NAME EXACTLY AS IT IS TO APPEAR ON THE BALLOT

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Signature: V. Turek

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