

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

December 1st, 2010

**7pm at the Melbourne Mall
1700 West New Haven rm 209
Melbourne, Florida 32901**

1. **Call meeting to order:** 7:00 PM by the President

2. **Roll call:**
 - Joseph Carrano- Present
 - Yvonne McDonald- Present
 - Stephen Sheehan- Absent
 - Paul Taub- Present
 - Bill Ringer- Present
 - Robert Tolomeo- Absent

3. **Approval of Minutes-** With a motion from Joe Carrano and a second from Bill Ringer that Board unanimously approved the Minutes from the October and November Board meetings.
4. **Reports of Officers or Committees, or Agents**
 - **Officers-**
 - **Committees-**
 - **Parking-** waiting Bob Tolomeo's arrival to Melbourne
 - **Architectural Review Committee-** The Board heard discussed and rendered a partial approval for Kathy Reamers ARC application.
 - **Contract Committee-** no new business
 - **Social Committee-** Garage sale on December 4th , and holiday party for residents only on December 12th.
 - **Turnover Committee-** SCPM discussed the preliminary feedback from the prior Declarant.
 - **Communications Committee-** The Board discussed Dory Ringers resignation.

4. **Financial review**
 - Collections- SCPM provided a Management Report to the Board that outlined the strong financial position the community has in both controlling expenses compared to budget and the collection of income.
 - 2011 budget approval- with a motion from Joe Carrano and a second from Bill Ringer the budget was approved as amended at the meeting. Assessments will be by \$85.50/ unit per month in 2011.

5. **Review of Compliance issues-**

- **Trash cans-** The Board is concerned that the new Waste Management Trash cans will fit in the unit garages. Until further notice garbage containers must be stored out of sight of any other unit in the community. SCPM was directed to write violation letters but not to assess fines until further notice. The Board will consider a violation process at their next meeting.
6. **Old Business-**
- **South Property Wall-** The Board decided to send the proposed ballot to owners that outlines the choices the Board has made available. The Board will use the returned ballots to gauge the majority of interest in the project. SCPM will send the document to all known owners.
 - **New Business-**
 - **Pool heat-** The Board heard and will consider a few options to reduce pool heat expenses from SCPM
 - **Vacant Secretary Position-** receiving only one Candidate Info Statement, Joe Carrano motioned and Bill Ringer seconded the appointment of Jennifer Schneider to the Board of Directors and as the associations Secretary. The motion carried unanimously.
7. **Adjournment 8:55PM**