

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

July 21st, 2010

7pm at the Community Pool Pavilion

4515 Radiant Way

Melbourne, Florida 32901

1. **Call meeting to order:** The President, Joe Carrano, called the meeting to order at 7:02 pm and immediately assigned Todd Foley from SCPM as the Chairman of the meeting.

2. **Roll call:**

- Joseph Carrano- present
- Ron Grass- present
- Yvonne McDonald- present
- Stephen Sheehan- present
- Paul Taub- absent
- Richard Denza- present
- Robert Tolomeo- present by phone

**** Immediately after roll call Ron Grass tendered his resignation that was accepted by a motion from Joe Carrano, and a second from Richard Denza. The motion carried unanimously. Joe Carrano motioned to appoint Karen Figy to the Board of Directors. Richard Denza seconded the motion that carried unanimously. With an opening for Vice president available Stephen Sheehan self nominated himself for the position. Joe Carrano seconded the motion that carried unanimously. With a vacancy in the Secretary position; Stephen Sheehan motioned to appoint Karen Figy as Secretary. Joe Carrano seconded the motion that carried unanimously.**

3. **Establish a Business Rhythm**

- **Meeting Schedule-**The Board agreed to hold Regular Board Meetings the first Wednesday of each month at 7pm at the Pool Pavilion.
- **Check Signing-** The Board agreed to assign check-signing duties to Yvonne McDonald (primary), Joe Carrano (secondary), and Stephen Sheehan (alternate) for all association payments. At least two signatures must be on all association checks.
- **Committees**
- **Parking-** The Board agreed to continue the current parking Committee (John, Bob Tolomeo, and Karen Figy)

- **Architectural Review Committee-** Karen Figy nominated Stephen Sheehan for the committee. Joe Carrano seconded the motion that carried unanimously. Joe Carrano self nominated himself for the committee. Stephen Sheehan seconded the motion that carried unanimously. Stan self nominated himself. Stephen Sheehan seconded the motion that carried unanimously. Elisabeth Dyce self nominated herself. Stephen Sheehan seconded the motion that carried unanimously.
- **Contract Committee-** The Board agreed to establish a contracts committee to review existing service contracts and make future contract recommendations to the Board of Directors. This Committee shall have no authority to enter into or terminate agreements, as these functions are the responsibility of the Board of Directors. Richard Denza self nominated himself for a committee position. Joe Carrano seconded the nomination that carried unanimously. Bob Tolomeo self nominated himself for the committee. Joe Carrano seconded the nomination that carried unanimously. Stan self nominated himself for the position. Joe Carrano seconded the nomination that carried unanimously. Joe Carrano self nominated himself for a position. Stephen Sheehan seconded the nomination that carried unanimously.
- **Social Committee-** The topic of a Social Committee was tabled by the Board.
- **Turnover Committee-** The Board agreed to establish a Turnover Committee responsible for reviewing the documents required in Florida Statute from the Declarant. Richard Denza self nominated himself for a committee position. Joe Carrano seconded the nomination that carried unanimously. Elisabeth Dyce self nominated herself. Stephen Sheehan seconded the motion that carried unanimously. Susan Berger self nominated herself. Stephen Sheehan seconded the motion that carried unanimously. Yvonne McDonald self nominated herself. Stephen Sheehan seconded the motion that carried unanimously.
- **Adjustment of major Business procedures and policies**
- **Collections-** The Board agreed to follow the old Board process explained by Todd Foley until further notice.
- **Compliance-** The Board agreed to follow the old Board process explained by Todd Foley until further notice.
- 4. **Review of financial assets, liabilities, and applicable reports-** The Board was provided a copy and explanation of applicable report by SCPM. For the sake of time the Board will review them after the meeting. Bob Tolomeo motioned to assign to the Contracts Committee the duty of investigating a financial audit recodes from the associations inception to 7-21-2010 and report their recommendation to the Board of Directors. Joe Carrano seconded the motion that carried unanimously.
- 5. **Review of Compliance issues-** The Board was provided a copy and explanation of applicable report by SCPM. For the sake of time the Board will review them after the meeting.
- 6. **Review of existing projects-**
 - **Tennis Court fencing-** Richard Denza motioned to approve repair costs up to \$250 for tennis court fencing. Joe Carrano seconded the motion that carried unanimously.

- **Boundary Fencing-** Richard Denza motioned to hold on the prior Board's order to remove the boundary fencing adjacent to the tennis court so the new Board could review the concern. Joe Carrano seconded the motion that carried unanimously.
- **Pool Tiles-** Todd Foley from SCPM reported that the tile work should be complete by 7-25-10.
- **Soda Machine-** The board agreed to leave the pavilion soda machine in place while they take the issue under consideration.
- **Pool Gate-** Richard Denza motioned to repair the pool entrance gate as expeditiously as possible with existing parts while the Board considers a permanent resolution to the issue.

The Meeting adjourned at 9:09pm