

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

August 4th, 2010 and continued to August 18<sup>th</sup>, 2010

7pm at the Community Pool Pavilion

4515 Radiant Way

Melbourne, Florida 32901

1. **Call meeting to order:** 7:30pm by the President immediately after community comments.
  
2. **Roll call:**
  - Joseph Carrano- present
  - Karen Figy- present
  - Yvonne McDonald- present
  - Stephen Sheehan- present
  - Paul Taub- absent
  - Richard Denza- present
  - Robert Tolomeo- present by phone
  
3. **Reports of Officers, Committees, or Agents**
  - **Officers-** Richard Denza motioned to accept the Walmart proposal for a lighted flagpole at the front entry not to exceed \$200 with installation. Stephan Sheehan seconded the motion that carried unanimously. The board further agreed to allow Richard Denza to purchase the flag and seek reimbursement from the association.
  - **Committees**
    - **Parking-** The committee agreed to meet the City Engineer on August 12<sup>th</sup> at 2m at city hall to force a decision from the city regarding street parking
    - **Architectural Review Committee-** no ARC were brought to the committee for approval.
    - **Contract Committee-** Richard Denza asked the Board to meet on August 10<sup>th</sup> at 7pm to hear the presentation and ask questions of the Auditor he had interviewed. The Board agreed to continue this meeting for the purpose.
    - **Social Committee-** Joe Carrano motioned to accept the nominations of Jerrie Davis – Carol Hintze – Rosemary Proce – Mary Ann Witzel to the Social Committee. The motion was seconded by Stephan Sheehan and unanimously approved.
    - **Turnover Committee-** The committee has not begun its review.
  
4. **Adjustment of major Business procedures and policies**
  - **Collections-** Consideration of custom policy

\* How and when new property owners are notified to remit HOA payments- The Board agreed that coupons were the appropriate form of notification. SCPM will alter what is sent to title companies as notice of future assessment in order to avoid issues cause at closing.

\* Reminder Letters to existing property owners from SCPM- are sent upon only the first delinquency 15 days after the due date and 30 days after the due date.

\* Availability of account information online for monitoring payments due/received- all owners can access their account via the website. If anyone needs instructions they are asked to contact SCPM for assistance.

At this Time The Meeting was continued to August 18<sup>th</sup> at 7pm for the purpose of interviewing the proposed auditor. The Meeting reconvened at this time with the record of the Minutes as follows.

#### Roll Call

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

Association Attorney, Joseph Colombo, was introduced to the Board and explained his fees and services.

Richard Denza motioned that to hire Thomas Kasica CPA based on his interviewing of multiple firms. Mr. Kasica would complete an audit of association financials for 2008, 2009, and January through July of 2010 for a fee of \$7900. The specifics of the audit scope of work would be provided on a Letter of Engagement to follow. Joe Carrano seconded the motion that carried unanimously.

5. **Compliance- Review of financial assets, liabilities, and applicable reports-** tabled
6. **Review of Compliance issues-** tabled
7. **Review of existing projects-**
  - **Tennis Court fencing-** tabled
  - **Boundary Fencing-** After considerable discussion Karen Figy motioned to table the consideration of the Richard Denza prepared bids for chain link fencing installed on the side south property due to the documents requirement for colored fencing. Stephen Sheehan seconded the motion that carried unanimously.
  - **Pool Tiles-** tabled
  - **Pool Furniture-** The Board asked that SCPM solicit bids for pool lounge chairs prior to the next meeting.

**Adjournment-** The meeting adjourned at 8:54pm with the agreement that the Board would meet again on September 9<sup>th</sup> at 7pm to consider a special assessment for south border fencing, audit, and perhaps pool loungers.