

# **Sonesta Walk Homeowner Association Inc.**

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

**January 5th, 2011**

**7pm at the Community Room Melbourne Mall**

**1700 west new Haven room 209**

**Melbourne, Florida 32901**

1. **Call meeting to order:** by the President at 7pm
2. **Roll call:**
  - Joseph Carrano- present
  - Yvonne McDonald- present
  - Stephen Sheehan- absent
  - Paul Taub- present
  - Bill Ringer- present
  - Robert Tolomeo- present by phone
  - Jennifer Schneider - present
3. **Approve Minutes of Dec 1, 2010**
4. **Reports of Officers, Committees, or Agents**
  - **Officers-** The Treasurer Yvonne McDonald provided the Board a Treasurers Report and The Property Manager Todd Foley provided a Managers Report.
  - **Committees**
    - **Parking-** tabled until February
    - **Architectural Review Committee-** The Board unanimously approved the ARC request for 790 Luminary unit 104
    - **Contract Committee-** No new business
    - **Social Committee-** no new business
    - **Turnover Committee-** The Board reviewed the Mercedes Homes Settlement Letter and agreed unanimously to review with their Legal Counsel in February.
5. **Financial review**
  - **Balance Sheet**
  - **Profit and Loss Comparison Report**
  - **Collections-**
  - **Review Draft Audit from CPA-** The Property Manager, Todd Foley, reviewed the CPA draft audit with the Board. The Board agreed unanimously to review with their Legal Counsel in February.
6. **Review of Compliance issues-** appoint Infraction Committee- The Board asked for volunteers for the Infraction Committee and only Ricky Bellissimo volunteered. Not enough volunteers were available to fill the Committee.
7. **Old Business**
  - **South Property Wall-** Joe Carrano reviewed the result of the mailed survey.

22 votes were cast for no wall or fence, 11 for chain link, 69 for commercial aluminum, and 29 for block. Joe Carrano made a motion that was seconded by Jennifer Schneider to erect a aluminum fence of the South Property lines conditionally based on the selection of a vender and the signed easement agreement letters for all owners on the south property line. The motion carried with Bill Ringer, Joe Carrano, Bob Tolomeo and Jennifer Schneider was in favor and Paul Taub and Yvonne McDonald abstained.

## 8. New Business

➤ **Pool heat** – Joe Carrano made a motion that was seconded by Jennifer Schneider and to use a weekly forecast pool-heating plan. The motion carried with Bill Ringer, Joe Carrano, Bob Tolomeo, Paul Taub and Jennifer Schneider in favor and Yvonne McDonald abstained. The plan allows the Board to turn off or on the pool heat based on the average forecast for the following week (take the WESH 2 forecast each Sunday for the forecast weeks temperatures: add the projected high temp and projected low temp together and divide by 14.) This weekly average would be compared to the economic decision cut off temperature of 60 degrees that the Board decided to utilize. Weeks that have an average temperature above 60 degrees will have the pool heated to 84 degrees. Weeks that have an average temperature below 60 degrees will have the pool only heated to 70 degrees to save gas.

- Example
- Monday high 72 low 53
- Tuesday high 74 low 59
- Wednesday high 69 low 51
- Thursday high 74 low 60
- Friday high 82 low 65
- Saturday high 79 low 63
- Sunday high 74 low 60
- **Payment Plan or settlement requests-**
  - 1100 luminary105- Joe Carrano based on a letter sent by the owner motioned to stop future late fees, interest and collection activities immediately upon the owners signing a Payment Plan that pays the old debt of approximately \$969 over 11 even payment prior to December 31 2011. Late fees will be reapplied if the owner defaults. The motion carried with Jennifer Schneider, Joe Carrano, Bill Ringer and Paul Taub in favor and Yvonne McDonald opposed.
  - 950 luminary106- Joe Carrano based on a call by the owner motioned to stop future late fees, interest and collection activities immediately upon the owners signing a Payment Plan that pays the old debt of approximately \$605 over 11 even payment prior to December 31 2011. Late fees will be reapplied if the owner defaults. The motion carried with Jennifer Schneider, Joe Carrano, Bill Ringer and Paul Taub in favor and Yvonne McDonald opposed.
  - 4590 Radiant 106- Joe Carrano based on a letter sent by the owner motioned to waive all prior collection and late fees applied to the account after the owners \$391.15 payment in 2/24/09 but not to waive any fees prior to that payment. The motion carried with Jennifer Schneider, Joe Carrano, Bill Ringer, and Yvonne McDonald in favor and Paul Taub abstained.

**9. Adjournment** 915 pm