

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

October 12, 2011

7pm at the Community Room Melbourne Mall

1700 west new Haven room 209

Melbourne, Florida 32901

Call meeting to order: 7:01 pm

Roll call:

Joseph Carrano- Absent

Richard Denza- present

Stephen Sheehan- present

Paul Taub- present by phone

Paul Barber- present

Robert Tolomeo- present by phone

Jennifer Schneider -present

Approve Minutes of September 14th, 2011- Bob Tolomeo moved to approve the Minutes of September 14th. Paul Taub seconded the motion which was approved unanimously.

2012 Budget- After a review of each budget line item was complete, Bob Tolomeo moved to send the proposed budget to all owners that request it by email and to defer the approval vote until the November Board Meeting. The passed unanimously.

Reports of Officers, Committees, or Agents

Officers

Committees

Architectural Review Committee- The Board asked SCPM to inquire about an unapproved screen enclosure on unit 1245 Luminary 101 and tree removal.

Contract Committee- no report

Social Committee- a Halloween party is scheduled for the 29th of October, a Holiday party is scheduled for December 10th and a November 5th neighborhood garage sale.

Communications Committee- A discussion regarding posting of draft minutes in the webpage concluded that if they were labeled draft they could be posted.

5. Financial review-

The association has \$31,340.98 in operating through September and \$57680.21 in reserves. Expenses are in line except for gas which is annualized and the pool supplies due to the purchase of lounge chairs. The association has collected \$15,316.26 more than they have

budgeted for the year to date.

The Associations Rentals- of units now contributes \$850(750 106) per month respectively. Expecting the other to be rented by Nov 1. Two additional rentals are forthcoming as verbal deed in lieu of foreclosures has been agreed to but not yet executed.

Review of Compliance issues- Bob Tolomeo moved that violations of the trash containers for vacant homes should include a self help policy that allows the containers to be returned to Waste Management until an owner takes possession. The motion carried unanimously.

Old Business

Pool and Financing – Based on the fact that one owner of a \$10,000 commitment decide to back out of the promissory note offer the Board agreed to allow SCPM to conduct a fair drawing of remaining interested parties at their office and contact them with a offer to participate.

Pool security lighting- After the completion of a informal study of illumination needs the Board unanimously voted for the halogen option.

Pool security cameras- Cameras should be installed the week of Oct 17th.-

Controlled access- Todd Foley warned the Board that a certain amount of issues are to be expected as the data transferred thru many different hands. They will be corrected quickly as they are identified.

8. New Business- budget was moved to the beginning of the agenda

9. Adjournment