

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

November 9, 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- present

Richard Denza- present

Stephen Sheehan- present

Paul Taub- present

Paul Barber- present

Robert Tolomeo- present by phone

Jennifer Schneider -present

Approve Minutes of October 12th, 2011- Richard Denza moved to approve the Minutes of October 12th. Paul Taub seconded the motion which was approved unanimously with the exception of Joe Carrano who abstained because he was not in attendance.

2012 Budget-Richard Denza moved to approve the proposed 2012 budget. Jennifer Schneider seconded the motion that carried unanimously.

Reports of Officers, Committees, or Agents

Officers

Committees

Architectural Review Committee- no new submittals

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-

Financial review- Financial Review- The association has \$55,979.87 in operating through October \$59220.15 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 \$16,316.26 more than they have budgeted for the year to date.

The Associations Rentals- of units now contributes \$850(750 106) and \$825(950 102) per month respectively. Expecting the other to be rented by Dec 1 (1100 102). One additional rentals are forthcoming a verbal deed in lieu of foreclosure has been agreed to but not yet

executed for 1100 104. Richard Denza moved to establish a money market account for rental income. Bob Tolomeo seconded the motion that carried unanimously.

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 \$5,000 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- Lighting is up and being fine tuned

Pool security cameras- Cameras are installed- Richard Denza moved that no Board Members or regular members are to have real time internet video feeds. Jennifer seconded the motion that carried with all in favor except Robert Tolomeo.

Controlled access- Todd Foley told the Board that issue with the Bright House Connect still exist and that we are working through them.

8. **New Business- 1100 luminary 102 rental-** Bob Tolomeo moved to allocate \$900 to purchase an oven and refer so that the association could rent it. Joe Carrano seconded the motion that carried unanimously.

9. Adjournment