

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

April 6st, 2011

7pm at the Community Room Melbourne Mall

1700 west new Haven room 209

Melbourne, Florida 32901

1. **Call meeting to order:** by the Vice President at 7pm

2. **Roll call:**
 - Joseph Carrano- absent
 - Yvonne McDonald- present
 - Stephen Sheehan- present
 - Paul Taub- present
 - Bill Ringer- present
 - Robert Tolomeo- present
 - Jennifer Schneider - absent

3. **Approve Minutes of March 1, 2011-Bill Ringer** motioned to approve the Minutes and Bob Tolomeo offered a second. The decision was unanimous.
4. **Reports of Officers, Committees, or Agents**
 - **Officers-** The Property Manager Todd Foley provided a Managers Report.
 - **Committees**
 - **Parking-** no update.
 - **Architectural Review Committee-** the Board reviewed and approved two new applications.
 - **Contract Committee-** The Committee interviewed four landscape contractors and will make a recommendation to the Board by the May meeting.
 - **Social Committee-** SCPM BBQ April 30th, Wine and cheese party June 4th, Muffins for Moms on May 7th, Doughnuts for Dads on June 18th, and a garage sale on November 1st.

5. **Financial review-** Yvonne McDonald reviewed prepared documents. The Board discussed its banking relationship with Community Association Bank and voted unanimously to continue the relationship based on the zero fee structure and methods of assessment payments..
 - **Balance Sheet** - reviewed
 - **Profit and Loss Comparison Report-** reviewed
 - **Collections-** reviewed

6. **Review of Compliance issues-** - The Infraction Committee Hearing met on April 6th at 5pm at the Mall. The Committee levied fines for those still not in compliance that did not respond to the certified letter. It waived fines for those that resolved the issues before 3-23-11.

7. Old Business

- **Pool Heat-** The Board discussed potential geothermic heat and asked for one additional bid if possible.
- **Pool furniture-** Lounge chairs were delivered.
- **Pavilion Paint-** the Board agreed to paint the pavilion pool a faux tile brown over the medium tan solid color.
- **Mailbox bulletin Board-** The board was installed.
- **Tennis court fence-** Removed by SCPM as directed.
- **Ants at Pool-** Taken care of by Terminex.

8. New Business

- **Pavilion rental application-** It was decided by the Board to revise the application and remove the “expected pool use” portion.
- **Pool Permits-** SCPM was asked to verify that pool permits need to be hung on the bulletin board.
- **Utility Audit-** SCPM to investigate the approval of UCC regarding the utility audit.
- **Pool Access cards-** SCPM to ensure card reader is off after dark.
- **Prospective Buyers-** the Board agreed to post the letter drafted by SCPM for prospective owners on the web site and the bulletin board.

9. Adjournment 9:00 pm