

# **Sonesta Walk Homeowner Association Inc.**

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

**May 4th, 2011**

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

**1700 west new Haven room 209**

**Melbourne, Florida 32901**

**Call meeting to order:** by The President at 7pm

### **Roll call:**

Joseph Carrano- present

Yvonne McDonald- present

Stephen Sheehan- present

Paul Taub- present

Bill Ringer- present

Robert Tolomeo- present

Jennifer Schneider - present

**Approve Minutes of April 6, 2011-**Joe Carrano motioned to approve the Minutes and Bill Ringer offered a second. The decision was unanimous.

### **Reports of Officers, Committees, or Agents**

**Officers-** Yvonne McDonald provided a Treasurers Report for the finances through April 2011.

**Agents-**The Property Manager Todd Foley provided a Managers Report.

### **Committees**

**Architectural Review Committee-** the Board reviewed and disapproved one new application.

**Contract Committee-** The Committee interviewed four landscape contractors and recommended to the Board that Blue Bell Landscape be contracted based on the proposed new Agreement. Bob Tolomeo moved to accept the Blue Bell proposal with a 90 day conditional performance period. Jennifer Schneider seconded the motion that was approved unanimously.

**Social Committee-** Wine and cheese party June 4<sup>th</sup>, Muffins for Moms on May 7<sup>th</sup>, Doughnuts for Dads on June 18<sup>th</sup>, and a garage sale on November 1<sup>st</sup>.

**5. Financial review-** Yvonne McDonald reviewed prepared documents.

**Balance Sheet** - reviewed

**Profit and Loss Comparison Report-** reviewed

**Collections-** reviewed

**6. Review of Compliance issues-** - The Infraction Committee Hearing met on April 6<sup>th</sup> 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 again discussed potential geothermic heat. Bob Tolomeo moved to replace the existing gas pool and spa heaters with a geothermic system not to exceed \$50,000 pending financing option. Joe Carrano seconded the motion that carried unanimously.

**Pavilion Paint-** the Board agreed to paint the pavilion pool a faux tile brown has been completed.

**Mailbox bulletin Board-** The board understands that theft on the cork board is occurring.

**Tennis court fence-** Joe Carrano moved to seek three bids for a 6 foot high chain link with twist top and lawn maintenance gates to replace the damaged vinyl fence removed previously. Jennifer Schneider seconded the motion that carried unanimously.

**8. New Business**

**Pool Access** –Joe Carrano moved that replacement wrist bands be set at \$5 a piece in the future to clear any confusion of prior cost replacement. Bob Tolomeo seconded the motion that carried unanimously.

**Insurances-** the Board agreed unanimously to have an appraisal on the club house to reduce insurance costs.

**9. Adjournment 8:50 pm**