

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

July 6, 2011

Sonesta Pavilion

Call meeting to order: by The President at 7pm

Roll call:

Joseph Carrano- present

Yvonne McDonald- present

Stephen Sheehan- absent

Paul Taub- present by phone

Bill Ringer- present

Robert Tolomeo- present by phone

Jennifer Schneider - absent

Approve Minutes of June 1, 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-

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

Committees

Architectural Review Committee- No new ARC applications were submitted for review.

Contract Committee- The Committee recommended the hiring ABM Security for the new Security Contract with the regular hour from 12 noon to 4 pm Tuesday through Friday and 12 noon to 8pm on the weekends. Joe Carrano moved to accept the recommendation and hire ABM. Bob Tolomeo seconded the motion that was approved unanimously.

Social Committee- Janice Denza reported that many of the 4th of July decorations were stolen from the on-site storage area.

5. Financial review- reviewed prepared documents YTD through May 31st.

Balance Sheet – reviewed

Profit and Loss Comparison Report- reviewed

Collections- reviewed

6. Review of Compliance issues- A Meeting of New Infraction Committee Hearing Members Michelle Munich and Paul Barber will be asked to attend a August meeting if the 2012-2012 Board approves their continued appointment.

7. Old Business

Pool Heat- Joe Carrano moved to hire Symbiont for a lake feed geothermal system

proposed for \$72,194 conditional upon easements necessary to reach the lake and financing. Part 2 of the motion was to increase the previously approved amount of geothermal Board Approval to \$73000 and to seek financing through a bank prior to requesting financing through residents. Bill; Ringer seconded the motions and the Board approved them unanimously.

Tennis court fence- Installed.

8. New Business

Pool Rules- the Board discussed with the Pool Advisory Committees the draft of the new pool rules. After lengthy discussion the Board asked the Committee to revisit a few issues and bring ideas to the next meeting.

Bulletin Board- the Board agreed unanimously to add a bulletin board to the pavilion location where one was previously.

9. Adjournment 8:36 pm