

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

September 14, 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 by phone

Paul Barber- present

Robert Tolomeo- present by phone

Jennifer Schneider -present

Approve Minutes of August 3rd and August 30th 6, 2011- Bob Tolomeo moved to approve the Minutes of August 3rd. Paul Taub seconded the motion which was approved unanimously. Bob Tolomeo moved to approve the Minutes of August 30th. Paul Taub seconded the motion which was approved unanimously except Jennifer Schneider who abstained.

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. Richard Denza moved to allocate \$500 for the remaining months of the year for the social committee. This \$500 is in addition to the allocation for \$100 for garage sale advertising in August. Steve Sheehan seconded the motion that carried unanimously.

Communications Committee- Jennifer Schneider moved to dissolve the Communications Committee and allow the Secretary of the Board be responsible for official communications. Joe Carrano seconded the motion that was approved unanimously.

5. Financial review-

Collections- A report of collection status was provided to the Board. Bob Tolomeo moved waive fees for 1285 Luminary 102 based on the bank letter provided. Paul Taub seconded the motion that carried unanimously.

6. Review of Compliance issues- Bob Tolomeo moved that violations of the Pool or amenity rules be governed by the following protocol. That was approved unanimously by the Board.

1st written Notice of Violation based on photo evidence or the Security Guards witnessing the event.

Inquiry of a Potential Violation based on an owner complaint without photo evidence

2nd occurrence a one month suspension will be issued per occurrence based photo evidence or the Security Guards witnessing the event. The suspension will include all occupant of the unit being suspended.

7. Old Business-Pool heat and financing options – The lottery for promissory notes was as follows

Dana Keller	875 Luminary #106	5000
Eleanor and Marty Warsh	1140 Luminary #104	10000
Paul Taub	4590 Radiant #106	5000
Joseph Auger	4530 Radiant Way #103	10000
Thomas M and Jill M Karanoa	4565 Radiant Way #103	5000
Paul Barber	835 Luminary #102	10000
Paul T and Norma Coyne	970 Luminary #101	5000
	total	50000
alternates	lori Jelley	5000

8. New Business

Pool security cameras- Bob Tolomeo moved to accept the Event Monitoring Solutions for \$9313 for pool security cameras. Joe Carrano seconded the motion that was approved by all board members except Paul Barber.

Pool security lighting- Joe Carrano moved to allocate \$1200 toward the All SunCoast lighting bid based on a illumination investigation. Richard Denza seconded the motion that was approved unanimously.

Review of physical amenity concern- The Board agreed unanimously to restore amenities identified in the report to operable condition.

Concerns addressed – drainage structure on east side on Luminary where ground is sinking, dead grass 1010, 975, and 995 Luminary, PVC pipe sticking out of ground at entrance.

Compliance fines- Bob Tolomeo moved to waive all but one \$25 fine for past violations with the caveat that no future forgiveness will be provided for this unit in regards to trash cans. Jennifer Schneider seconded the motion that was approved unanimously.

9. Adjournment