

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

January 11, 2012

7pm at the Community Room Melbourne Mall

1700 west new Haven room 209

Melbourne, Florida 32901

1. **Call meeting to order:** 7:01 pm
2. **Roll call:**
 - Joseph Carrano- present
 - Richard Denza- present
 - Stephen Sheehan- present
 - Paul Taub- present
 - Paul Barber- present
 - Robert Tolomeo- present
 - Jennifer Schneider -absent
3. **Approve Minutes of December 14th, 2011-** Bob Tolomeo moved to approve the Minutes of November 9th. Paul Taub seconded the motion which was approved unanimously.
4. **Reports of Officers, Committees, or Agents**
 - **Officers**
 - **Committees**
 - **Architectural Review Committee-** Reviewed 1245 101 Luminary and approved all but white rocks.
 - **Contract Committee-** They are in the process of bidding pool maintenance, and pavilion storage doors, They have deferred bids on additional pool landscaping, and changed the requirement on nature walk mulch to “dump mulch”.
 - **Social Committee- No report.**
5. **Financial review-** Financial Review- The association has \$32922.47 in operating through December and \$60,292.88 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 \$12,513 more than they have budgeted for the year to date.
6. **The Associations Rentals-** of units now contributes \$0(750 106) and \$825(950 102) per month respectively. 1100 102 just rented for \$825/monthrented. One additional rental is forthcoming a verbal deed in lieu of foreclosure has been agreed to but not yet executed for 1100 104.
7. **Old Business**
 - **Pool and Financing** – start up is complete
 - **Spa Tile-** Contractor will complete by the 30th of January.
 - **Pool security lighting-** Lighting is up and being fine tuned

- **Pool security cameras-** Cameras are being fine- tuned to motion detection.
- **Controlled access-** working now that the cable line was repaired!!

8. New Business-

- **Pavilion floor Paint-** Bob Tolomeo moved to hire Berith Painting for touch up paint at pavilion for \$200. Joe Carrano seconded the motion that was approved unanimously.
- **Replacement pool card-**“ Because the credit card style access cards degrade from normal wear and tear the association will replace a unit owner card every three years for no cost unless obvious signs of physical damage are apparent. Should the owners card become inoperable sooner than the three year replacement it will be the owners responsibility to replace at \$25/card. Owners that purchased additional cards will not be provided replacement cards at the associations expense at any time should they become inoperable.” Bob Tolomeo moved to add the following section to the rules and regulations for the pool area. Richard seconded the motion that passed unanimously.
- **Lighting at entry-** Joe Auger and Richard Denza will replace the lighting damaged by the rain.,
- **Geo Thermal Maintenance-** Bob Tolomeo moved to accept the Symbiont bid for annual maintenance for \$750. The Board unanimously passed the motion and the contract was executed.
- **Pool Party-** a SCPM sponsored Pool Party will be scheduled for January 21st 2011 or January 28th if weather is an issue for the 21st.

9. Adjournment- 9pm