

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

February 08, 2012

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:01 pm
2. **Roll call:**
 - Joseph Carrano- absent
 - Richard Denza- absent
 - Stephen Sheehan- present
 - Paul Taub- present
 - Paul Barber- present
 - Robert Tolomeo- present
 - Jennifer Schneider -absent
3. **Approve Minutes of January 11th, 2012-** Paul Barber moved to approve the Minutes of January 11. Bob Tolomeo seconded the motion which was approved unanimously with the exception of Jennifer Schneider who abstained.
4. **Reports of Officers, Committees, or Agents**
 - **Officers - none**
 - **Committees** –Steve Sheehan moved to increase the social budget to \$150 per month. The Board approved the motion unanimously.
 - **Architectural Review Committee-** Reviewed 1245 101 Luminary and approved all but white rocks.
 - **Contract Committee-** Jennifer Schneider at the Recommendation of the Committee moved to accept the pool maintenance contract effective march first with All in One Services and terminate the contract with Space Coast Pool maintenance. Paul Taub seconded the motion that passed unanimously. They committee is in the process of bidding pavilion storage doors, They have deferred bids on additional pool landscaping.
 - **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/month rented. 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 leak has been located

- **Spa Tile-** Contractor will complete by the Feb 10th.
 - **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-**
- **Lighting at entry-** Bob Tolomeo moved to not pay the labor bill submitted by Joe Auger for the front lighting repair. Steve Sheehan seconded the motion that was approved unanimously.
 - **Bathroom locks-** Bob Tolomeo moved to install digital locks on the bathroom doors for night security. Jennifer seconded the motion that was approved unanimously.
- 9. Adjournment- 845pm**