

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

May 9, 2012

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:01 pm
2. **Roll call:**
 - Joseph Carrano- present
 - Richard Denza- present
 - Stephen Sheehan- absent
 - Paul Taub- present after 8pm
 - Paul Barber- present
 - Robert Tolomeo- present
 - Jennifer Schneider -present
3. **Approve Minutes of March 14th, 2012-** Joe Carrano moved to approve the Minutes of March 14th 2012. Paul Barber seconded the motion which was approved unanimously.
4. **Reports of Officers, Committees, or Agents**
 - **Officers** – Richard Denza reported that he estimates the saving from Geothermal to date to be \$14,000.
 - **Collections-** The Board voted unanimously to move to foreclose on account 19918
 - **Committees** –
 - **Architectural Review Committee-** The Board approved applications for 1030 Luminary 102 (doors), 4595 Radiant 106 (back porch), and 970 Luminary 101 (fence and gutter).
 - **Contract Committee-** Richard Denza moved to approve the Blue Bell Landscape rock bid for the pool area totaling \$5092 conditional upon them moving the existing mulch to the nature walk. Jennifer Schneider seconded the motion that carried unanimously. Richard Denza moved to approve the pool parking area sealing bid, paid from the reserve deferred maintenance budget. Bob Tolomeo seconded the motion that was approved unanimously. Richard Denza moved to power was the common areas to include the tennis courts not to exceed \$300. Bob Tolomeo seconded the motion that carried unanimously. SCPM to get bids for entrance sign repainting, pool gate, and 3 GFCI in pool area.
 - **Social Committee-** no report.
5. **The Associations Rentals-** of units now contribute 1100 Luminary102 rented for \$825/month. 890 Luminary unit 102 will be the Association's on 6-1-12. Bob Tolomeo moved to approve up to \$1000 for services and appliances needed to make the unit rent ready. The Board unanimously approved the expense.
6. **Old Business**

- **Pool collector tank** – no leaks
 - **Spa Tile**- complete
 - **Pool security lighting**- Lighting is up and being fine tuned
 - **Pool security cameras**- The manufacture adjusted the cameras which have been set well since late April.
7. **New Business-**
- **June Meeting**- The Board voted to skip the June Meeting of the Board
9. **Adjournment- 830pm**