

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS MEETING

January 10, 2013

7pm at the West Melbourne Counsel Chambers

1. **Call meeting to order:** 7:00 pm

2. **Roll call:**

- Bill Ringer- present
- Richard Denza- present
- Stephen Sheehan- present
- Paul Taub- present left at 7:10
- Paul Barber- present
- Robert Tolomeo- present
- Alexis Ravetti -present

3. **Approve Guest-**

- Joe Colombo by a unanimous show of hands was an invited guest of the Board
- The President, per the advice of legal counsel, announced that non-members cannot attend Board Meeting unless invited by the Board.
- Later in the Meeting Bob moved to allow nonmember on committees to attend Board Meetings. Richard seconded the motion that carried unanimously.

Recording of Meeting- Richard Denza moved to approve the Reasonable Rules outlined by SCPM. Bob seconded the motion that was accepted unanimously by the Board .
Reasonable Rules for Audio or Video Taping of Sonesta Walk Meetings

Those Members wishing to tape a meeting shall make their intentions known to tape a Sonesta Meeting and agree to the following these reasonable rules in writing.

1. An unedited copy shall be made for the board and delivered to the property management within 48 hours on the meeting in an mp3, cassette, cd, or dvd format.
2. The recording shall not be made available through any public forum to include internet without the permission of the Board of Directors.
3. The recording shall be done with equipment sensitive enough to clearly capture all dialog from whomever was speaking.
4. Video recordings shall capture the person speaking.
4. **Schedule the replacement of the open Board position-** Paul Taub announced that SCPM send a letter to all owners soliciting the open Board/Secretary position. Candidates need to return the letter by April 8th and attend the April 10th meeting in person or by phone. The appointment will be made by the current board at that meeting.
5. **The Sonesta Board and their attorney to answer specific questions of the**

- Board through Face Book and other unauthorized community forums.** After considerable discussion issues presented were explained by the board and verified as legal by the associations counsel. Everyone agreed that communications need improvement and that concerns need to be verified prior to accusations.
- 6. Approve Minutes of Oct 10th, 2012.** Richard denza moved to approve the Minutes of 10/16/2012. Paul Barber seconded the motion that was approved unanimously.
 - 7. Reports of Officers, Committees, or Agents**
 - **Officers**
 - **Collections-** The Board reviewed a detail collection report and 4 foreclosure actions through Colombo law along with 3 new pre lien letters
 - **Committees –**
 - **Architectural Review Committee-** The Board agreed to have SCPM send a letter to the owner of 4570 Radiant Way 106 that requires her submit a complete ARC request by Feb 15 2013 and have final approval by March 1 2013 otherwise the Board will seek to have her remove the construction improvements.
 - **Contract Committee-** no submittal
 - **Social Committee-** A Meeting occurred on January 6th to plan the Feb 3 Super Bowl Party.
 - 8. Old Business-** Richard moved to send a letter to owners that there residence shall be painted every 8 years after the C of O date for their building so that violation for appropriate care are objective not subjective. Bob seconded the motion that was approved unanimously.
 - 9. New Business**
 - **Pavilion paint-** The Board asked SCPM for 3 proposals for the next meeting as contractor only returned 1 in time for the meeting
 - **Pavilion enclosure estimates-** the Board asked for estimate of plastic glass screens to enclose the pavilion for the next meeting.
 - **Distribution**
 - 10. Adjournment- 9:00pm**

next meeting is scheduled April 10th