

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

December 16, 2015
7pm at the Pool Pavilion

APPROVED

1. Call meeting to order: by the President at 7:00 pm

2. Roll call:

- Richard Denza, (President) - present
- Patti Wielgus (Vice President) - present
- Keith Paradis (Treasurer) - present
- Scott Remson (Secretary) - present
- Stan Pietrowski (Director)- absent

Richard stated he sent the Board email notification in advance of the meeting and sent a second follow up email to Scott Remson and Stan Pietrowski when he didn't hear back from them. Scott Remson replied he would attend, Stan Pietrowski never replied.

3. Approve Minutes of November 18, 2015- Patti Wielgus motioned to approve the minutes dated November 18, 2015, Scott Remson seconded the motion that carried unanimous.

4. Reports of Officers, Committees, or Agents

- **Officers-** None
- **Manager** – Scott Armison with SCPM delivered the following:
 - a. Financial balances as of 12/16/15 with a previous year comparison, Operating account - \$102,508.43, over \$10,195.52 from previous year, Reserves - \$127,779.81 over \$38,682.47 from previous year and Receivable - \$32, 546.27, less \$38,180.26 from the previous year for a total assets of \$275,626.68.
 - b. Tenant Project – In an effort to adhere to the governing documents SCPM by request of the board is confirming rented homes. We found 163 owners with a different address other than the Sonesta Walk address. Of them, 49 simply have two address and the home is not rented. 58 are rented with leases on file and 56 are listed as unknown, the owner didn't respond to our request. Patti Wielgus motioned to send those who didn't respond a follow-up letter requesting the information. Keith Paradis seconded the motion that carried unanimously.
 - c. Foreclosure Update – Account #34907 submitted a payment plan that was not accepted by the Board. The attorney estimates this foreclosure to be completed in 2-4 months.

- d. Turtle Preserve – A few homeowners have requested this area be cut back as it is encroaching on their property. The new lawn care provided a quote to cut back 6-8 feet into the preserve and 20’ high for \$1200. Keith Paradis motioned to approve the cutting back of this area as outlined; Patti Wielgus seconded the motion that carried unanimously.
- e. Compliance inspections – Scott Armison suggested suspending the inspections during the holidays until after the New Year. All Board members agreed.
- f. Nature Walking Trail – This area will be cut back this week by the lawn care company.
- **Committees**
 - **Architectural Review Committee-** None
 - **Contract Committee-** None
 - **Social Committee-** None
 - **Infraction Hearing Committee-** The committee met and reviewed a number of violations. Richard Denza motioned the Board will accept the recommendations and actions of the committee and no review is needed at the Board meetings to prevent redundancy. Patti Wielgus seconded and the motion carried unanimously.
 - **Communication Committee-** Nancy Remson announced the winter newsletter will be ready in February. She also received more requests to receive the info via email.

5. Old Business

- **Monument Sign** – Richard Denza reported this project is completed with the exception of a few landscape plants. All funds expensed have been recouped by the responsible parties.
- **Sod Replacement** – Richard Denza reported US Lawns will not lay the sod however we will take a credit for the sod on our last invoice. The new lawn care company will then lay the sod; this allows us a guarantee for what is placed down.
- **Pool and Jacuzzi Resurfacing** – Richard Denza reported this project is scheduled to begin 1/11/16 and will continue 3-4 weeks. During this time the entire pool and recreation area will be closed for maintenance and safety. In the previous quote the tile under the water was omitted for an additional \$4000.00 both the pool and Jacuzzi will get the new tile. The color matches our look and has earth tone browns. Richard motioned to add the additional tile to the scope of work. Keith Paradis seconded and the motion carried unanimously. Scott Remson suggested painting the bathroom walls during this time, all agreed to do the work not to exceed \$550.00. Keith Paradis also

commented the grill needs repairs and asked management to arrange for the ignitor and knobs be repaired. Scott Armison will get this arranged.

- **Playground** – The playground repairs and updates will be made in conjunction with the pool area and will remain closed over the same time period. Management was asked to get a quote to remove the current mulch and add new. Also the Board is seeking a vendor to build a 10x10 covered area over the current bench. It is the desire to have all this work completed while the recreational area is closed in January.
- **Newsletter** - Tabled

6. New Business

- **In ground tank** – Richard Denza reported one of the holding tanks that services the pool developed a leak a few years back and was patched. Richard secured a bid for \$900.00 to have the tank fiber glassed while the pool is closed. Patti Wielgus motioned to accept the proposal and have the tank fiber glassed; Keith Paradis seconded the motion that carried unanimously.
- **Collections Services/HOA Attorney** – The board was presented information on a local attorney firm. It is the belief of some of the Board the current attorney has become complacent and slow in action and communication. Richard Denza motioned to move all new legal matters to the firm AriasBosinger. Keith Paradis seconded the motion that carried unanimously.

7. **Adjournment** – 7:55 pm, Richard Denza motioned to adjourn, Patti Wielgus seconded and all agreed, the meeting ended.