

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

October 26, 2016

7pm at the Pool Pavilion

APPROVED

1. **Call meeting to order:** 7:00 pm by the Vice President
 - ❖ Patti opened the meeting with an announcement as ensuring all in attendance must be an owner in Sonesta Walk as listed on the deed. If not you must leave the Board Meeting.

2. **Roll call:**
 - Richard Denza, (President) - absent
 - Patti Wielgus (Vice President) - present
 - Robert Tolomeo (Treasurer) - present
 - Scott Remson (Secretary) - present
 - Frances Bellissimo (Director)- present

3. **Approve Minutes –**
 - ❖ Scott Remson motioned to approve the Board meeting minutes dated September 27, 2016. Bob Tolomeo seconded the motion that carried unanimous.

4. **Reports of Officers, Committees, or Agents**
 - **Officers- N/A**

 - **Manager –**
 - a. Accounts Receivable - Scott reviewed the accounts receivable report dated 10/26/16. This report has been reviewed account by account and anyone owing greater than 3 months has been sent the required 14 day collection letter and if no response to the association attorney. Bob Tolomeo commented for the sake of the new owners the past Directors and management along with the current have done an outstanding job in the collections of the assessments and the community is financially well off because of this.
 - b. Balance Sheet – Scott reported as of the meeting the operating account has \$88,534.70, the reserve account has \$148,015.32 and the receivable account has \$19,023.55.

 - **Committees**
 - **Architectural Review Committee-** Patti reminded everyone trees damaged

by the storm have been allowed to be removed without an ARC however one must still be submitted with your intent to replace what was damaged and removed.

- **Social Committee-** Halloween Social, 10/30/16 from 4-8 pm and Community Garage Sale, 11/19/16 from 8 am-2 pm.
- **Infraction Hearing Committee-** None
- **Communication Committee-** None

5. Old Business

- **Cameras** – Completed, the property manager is the only person with the password to allow access to the system.

6. New Business

- **2017 Budget** – Scott with the management office explained the process in creating the draft budget and that all board members had more than two weeks to review and many had questions and offered feedback. Scott then announced the \$85.50 monthly assessment is not changing. Scott went down the budget from the top to the bottom and highlighted the budget numbers that reflect changed from the previous year including the reserved items. Once finished he asked if the Board had any questions, then the floor was open for questions. Bob Tolomeo motioned to approve the 2017 budget as presented. Francis Bellissimo seconded and the motion carried unanimously.
- **Mulch of Common Areas** – Patti reviewed a bid from the lawn care company to mulch the common areas with red mulch. She explained this hasn't been done in over 18 months. A question was asked about other bids, Scott with management commented other lawn care companies had been contacted and this price reflects a reduction from the original quote to meet the lowest price offered, he added using our lawn care company to do this work has many advantages. Bob Tolomeo motioned to accept the bid to mulch the common area with the anticipated 70 yards of mulch @42.50 per yard. Francis Bellissimo seconded and the motion carried unanimously.
- **Tree Trimming along Range Road and front Entrance** – Our regular tree company (Palm Bay Tree's) submitted a proposal to trim the 25 palm trees near the main entrance and down range road for \$1000.00. They will also remove a damaged Oak leaning on an owner's fence. Scott Remson motioned to accept the bid as presented. Bob Tolomeo seconded and the motion carried unanimously.
- **Next Meeting** – 11/16/16, subject to change

- 7. **Adjournment** – 7:42 pm, Patti Wielgus motioned to adjourn, Scott Remson seconded, all agreed and the meeting ended.