

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

March 16, 2016

7pm at the Pool Pavilion

APPROVED

1. **Call meeting to order:** 7:00 pm by the President
2. **Roll call:**
 - Richard Denza, (President) - present
 - Patti Wielgus (Vice President) - present
 - Keith Paradis (Treasurer) - present
 - Scott Remson (Secretary) - present
 - Stan Pietrowski (Director)- absent
3. **Approve Minutes of December 16, 2015-** Patti Wielgus motioned to approve the minutes dated December 16, 2015, Keith Paradis 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 3/16/16, operating account - \$130,245.00, reserves - \$119,254.85, and receivable - \$38,273.10 for a total asset of \$300,565.12.
 - 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, 64 simply have two addresses and the home is not rented. 68 are rented with leases on file and 31 are listed as unknown, the owner didn't respond to our request. The Board agreed the remaining owners who have not replied be sent a violation letter and that process begin.
 - c. Collections Update – Account #34907, this was a long time foreclosure, the owner submitted payment in full of \$7635.65 to the attorney and it was received to the HOA on 3/9/16. Scott also reviewed the aging report dated 3/16/16 with the Board and explained the various statuses of each account. Scott also placed a request with the previous attorney for a report and confirmation on any and all accounts he is working on.
 - d. Wet land/nature trail area – A couple homeowners have requested this area be cut back as it is encroaching on their property. After review Scott found a large main drain owned by the HOA also covered with pepper trees. Scott suggested to the Board the area be cut back 10-12' from

Range Rd south, turn the corner at the sidewalk and go west to Dairy Rd. Scott contacted a vendor, Creation Maintenance who holds various FL State licenses (Aquatic, DOT Right of Way and Natural Area Weed Management) who also recently trimmed all the pool area palm trees. The project will be done by a machine that grinds up the vegetation at ground level into mulch and is left to naturally decay. The cost of the project is \$6000.00. Richard Denza motioned to proceed with the project as presented. Patti Wielgus seconded the motion. Scott Remson asked about our liability for entering the preserve area. The contractor holds licenses to maintain this type of area and the HOA has a right to cut back the growth and an obligation to remove evasive plant material. With no other discussion the motion carried unanimously.

- e. Letter to Board, request for time – The office received a letter from an owner explaining they have been out of work for some time and recently received a 14 day collection letter for a fine. The fine is to correct the dented garage door, the assessments are and have been kept current. The owner indicated a family member will come help her get it corrected. Richard stated the Board is not seeking to add additional hardship to people and take over ownership of their homes and we are willing to work with all owners on a case by case base if asked. Richard Denza motioned to extend a 45 day grace period prior to being sent to collections to this owner to allow for corrections to be made, and then the fine can be removed. Patti seconded and the motion carried unanimously. Bill Ringer asked of the dents can be corrected and offered to volunteer to assist if possible. Management will get Bill the owner information to review the door.

- **Committees**

- **Architectural Review Committee-** None
- **Social Committee-** Patti reminded all in attendance of the community social this Saturday starting at 4pm. Food will be provided however bring your own drink. Weather permitting.
- **Infraction Hearing Committee-** The committee met and reviewed a number of violations. Patti Wielgus motioned the Board will accept the recommendations and actions of the committee and no review is needed at the Board meetings to prevent redundancy. Keith Paradis seconded and the motion carried unanimously.
- **Communication Committee-** Richard Denza announced with regret that Nancy Remson resigned as Chair. The winter newsletter recently went out with the option to receive it by email or get it from the website. About 10% of the community responded and requested email.

5. Old Business

- **Sod Replacement** – Management reported the original areas of sod will be replaced by 4/1/16. It was delayed for the ATT work to get completed plus allow for the rain season to begin. Richard Denza reported other areas will be considered for replacement by the Board. Scott Remson asked what’s the format for contacting the HOA and owners are directed to use the association website “contact us” page for this request
- **Pool and Jacuzzi Resurfacing & Playground** – Richard Denza combined the next two agenda items and reported multiple projects in these areas have been concluded and are wrapping up. A spread sheet was provided to the Board of project expenses, a couple of numbers are incorrect however to date the total expense has been \$54380.00. The projects are expected to be completed in the next week.
- **Newsletter** – See above under reports

6. New Business

- **Key Card System** – Tabled. Richard Denza reported we are looking into updating the software for our card system. Currently management is having difficulty programming cards, in addition seeking bids to update the system. Scott Remson asked the Board to consider a purge of the system once all is corrected.
- **Front Entry area Landscape** – Patti Wielgus motioned to approve new landscape around the recently replaced monument sign and replace some of the dead landscaping in the center island at the entrance of the community to include irrigation modifications for a cost of \$2350.00 Keith Paradis seconded and the motion carried unanimously.
- **Pool Lounge Chairs** - Recently a number of lounge chairs have needed to be discarded once found broken. Patti Wielgus motioned to purchase 18 new lounges of the same color and style to replace the broken ones for \$2360.00. Keith Paradis seconded the motion that carried unanimously.
- **Gutters on Clubhouse** – Richard presented a proposal to add gutters around the clubhouse to help direct the heavy rain water away from the covered area. This work will be done by the contractor working on the roof project over the grill for a cost of \$940.00. Patti Wielgus motioned to proceed with the gutters installation as described. Stan Pietrowski seconded and the motion carried unanimously.
- **Tennis Courts** – Tabled, Management was asked to get bids for resurfacing the courts.
- **Park Benches** - The board was presented with the idea of replacing and

adding benches around the community.

- i.** Replace current bench in SW corner of community near the 1100 building – After consideration and discussion Keith Paradis motioned to notify the party responsible for placing the bench near 1100 #105 and inform it needs to be removed due to various reasons (condition and violation). Scott Remson seconded and the motion carried unanimously.
- ii.** Add a new bench made of recycled material at the playground under the new shelter at a cost of \$600.00. Patti Wielgus motioned to add this bench as described. Scott Remson seconded and the motion carried unanimously.
- iii.** Replace the current bench with a new bench made of recycled material at the tennis courts for the same cost as the playground bench. Patti Wielgus motioned to add this bench as described. Scott Remson seconded and the motion carried unanimously.

7. **Adjournment** – 8:03 pm, Richard Denza motioned to adjourn, Patti Wielgus seconded and all agreed, the meeting ended.