

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

October 30, 2017

8 pm at the Pool Pavilion

APPROVED

1. Call meeting to order: 8:00 pm by the President – Debra Hutcheson

2. Roll call:

- Debra Hutcheson, (President) -Present
- Patti Wielgus (Vice President) - Present
- Frances Bellissimo (Treasurer) - Present
- Scott Remson (Secretary) - Present
- Paul Taub (Director) – Present

❖ Debra Hutcheson motioned to vote Sonja Bosinger HOA Attorney to run the meeting and the Deputy Sheriff for security. Paul Taub seconded the motion that carried unanimously.

❖ Sonja Bosinger led the meeting; she announced a three (3) minute limit will apply to each owner speaking on an agenda item.

❖ Sonja Bosinger discussed the Libel comments that have been made in the recent mailings, the consequences of making such comments and cautioned against them.

o Pool Lighting Project; No Board decision has been made on this project. The Board has the right to investigate the idea and to implement the plan if they see it as a benefit to the majority of the owners. Open decision was held.

o Patti explained that the consideration to extend pool hours to 8 pm or so is for the winter months only, as its dark by 5-5:30 pm. We will be looking further into this to see costs involved if any. Debra stated that there will be no increase in HOA dues, nor will there be any special assessment IF additional lighting is required.

3. New Business

❖ Security – Debra Hutcheson motioned to discontinue security at this time. Fran Bellissimo seconded. After open discussion with owners in attendance, the motion passed 4 yes (Debra, Patti, Fran and Paul) to 1 no vote (Scott R.).

4. Old Business

❖ Audit – Debra Hutcheson motioned to have Flaven, Nooney and Person conduct an audit of the fiscal year 2016 financials for a cost of \$7500.00. Fran Bellissimo seconded. Debra explained they requested 3 bids however could only get two to avoid using a company the HOA and management company are already affiliated with. One quote was from a startup firm Adrian Grace CPA for \$3500. The other quote was from a larger firm Flaven, Nooney and Person. After open discussion with owners in attendance the motion passed 4 yes (Debra, Patti, Fran and Paul) to 1 no vote (Scott R.).

5. Approve Minutes – 9/20/17

Debra Hutcheson motioned to waive the reading of the 9/20/17 minutes and approve as written. Fran Bellissimo seconded and the motion carried unanimously.

6. Reports of Officers and Agents

❖ Officers;

Patti Wielgus motioned to appoint the following Committees and Committee Members; Debra Hutcheson seconded the motion. Scott Remson asked the procedure of appointing others interested in serving. Patti responded this is just a start and the Board can add others upon request. The motion carried unanimously. Note: the ARC and Infractions committees remained the same as previously appointed.

- o Contract Committee – Alexis Ravetti and Stan Pietroski
- o Social Committee – Marlene Viola and Alexis Ravetti
- o Communications Committee – Marlene Viola and Betty Dyce

Sonja Bosinger recommended the Board define in a motioned the role the committees; Debra Hutcheson motioned the following. Patti Wielgus seconded and the motions carried unanimously.

- o Contract Committee – Review all current and future contracts; meet current and potential vendors and present recommendations to the Board.
- o Social Committee – Planning of all associations social events, by Board direction or presenting ideas to the Board for approval.
- o Communications Committee – Produce all communications to include but not limited to the newsletter and event notices with Board direction and approval.

❖ Manager – Scott Armison

- o Baby Changing Stations - Scott reported the baby changing tables have been ordered and are expecting to be in within 2-3 weeks, they will be scheduled for installation.
- o Accounts Receivable Review – Scott presented the accounts receivable report dated 10/30/17 to the Board and recommended the top 2-11 accounts be sent to the attorney for collections. Patti Wielgus motioned to send the 2nd account ending in 80 thru to include the 6th account ending with 00 to the attorney for collections. Debra Hutcheson seconded, and the motion carried unanimously.

7. Adjournment – 9:30 pm.

Sonja Bosinger thanked all for their attendance. With no other business Debra Hutchinson motioned to adjourn, Patti Wielgus seconded, all agreed, and the meeting ended.