

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

September 20, 2017

6 pm at the Pool Pavilion

APPROVED

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

3. **Approve Minutes – 8/22/17**

Debra Hutcheson motioned to waive the reading of the 8/22/17 minutes and approve as written. Patti Wielgus seconded and the motion carried unanimously.

4. **Reports of Officers and Agents**

- ❖ **Manager** – Scott with SCPM spoke of a few post storm repairs and clean up needs, some already in motion. Additional items discussed under new business.
- ❖ **Officers** –
 - Fran Bellissimo reported she did an insurance review and is working on bids for an Audit.
 - Scott Remson asked about ARC post storm protocol, this is in new business.
 - Patti Wielgus indicated committee members will be appointed at a later date. Also the fall garage sale was set for 11/4/17 from 8am-1pm.

5. **New Business**

- ❖ **Post Storm Protocol**–
 - i. **ARC requests** – Forms need to be submitted for repair to damages however work can begin without approval for safety and other reasons. If repairs look the same and are for replacing the same item as it was like a fence or roof, an ARC is not required
 - ii. **Nature Trail** – Trail is blocked with fallen debris. Also the Turtle Preserve may have needs

- ❖ **Tree Service** – Debra requested we contact Palm Bay Tree for the various needs we have. Items mentioned are downed trees in preserve, an Oak at the entrance of the nature trail blocking the path. Trees trimmed near tennis courts. Debra will walk around with PBT to develop the scope of work. Areas of high priority will be address 1st.

6. Old Business:

- ❖ **Pool Fence repairs/replacement** – The Board identified a scope of work for management to get three fence bids with two quotes. One quote will be for - the back section along range road, the south section from the corner to the double gates and a small section near the pool equipment needs to be replaced. The 2nd quote will be for the entire fence perimeter around the pool/clubhouse area.
- ❖ **Pool Lighting** – Scott Remson motioned to contact the attorney for parameters if this is a board decision or community vote. Patti Wielgus seconded and the motion carried unanimously.
- ❖ **Audit** – Debra Hutchinson motioned to get three estimates for an Audit and a partial audit (believe to be a review as defined by FL 720). Paul Taub seconded and the motion carried 4-1 with Scott Remson opposed.

- 7. Adjournment** – 8:01 pm, Debra Hutchinson motioned to adjourn, Patti Wielgus seconded, all agreed and the meeting ended.