

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING **of THE BOARD of DIRECTORS**

October 25, 2018

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:00 pm by the President, Scott Remson
❖ No non-owners can be present at the meeting.

2. **Roll call:**

- Scott Remson (President) - present
- Dave Farioli (Vice President) - present
- Mary Underwood (Treasurer) - Absent
- Paul Taub (Secretary) - present
- Buck Hord (Director)- Absent

3. **Approve Minutes:** A motion was made by Dave and seconded by Paul to approve the minutes of the 9/27/18 Board meeting as presented. All were in favor.

4. Reports of Officers, Committees, or Agents:

Manager:

AR—There are 6 homes with the attorney. One home has agreed to a payment plan. The Association has started the foreclosure procedure on another home, and another home will be following. 9 homes will be sent to the attorney if payment is not received by the end of the month. 16 homes have received first late statements for October.

Compliance—4 homes were sent self help letters for weeds. All complied but one, and this work will be scheduled next week at the cost of the owner. 4 homes have been sent self help letters for pressure cleaning. Proline Pressure Cleaning for this work. Owners in attendance questioned self-help for items not in the documents. Per the documents, owners are responsible for maintaining their home in good condition. Pressure cleaning has always been included in this. But to ease the minds of the owners, this question will be posed to the attorney for clarification.

The Board discussed a large Duke Energy truck being parked in the community. Communication was received by the owner. It will be looked into if the truck could be parked on Range Rd, or at the bowling alley.

Owners discussed options for non-compliance. Volunteers are needed for the Fining/Infractions Committee. 3 owners volunteered.

A motion was made by Paul and seconded by Scott to appoint Bob Tolomeo, Betty Dice, Karen Figy and Frances Bellissimo to the Fining/Infractions committee. All were in favor.

Volunteers for the ARC are also needed. Alexis Ravetti volunteered. A motion was made by Scott and seconded by Paul to appoint Alexi Ravetti to the ARC. All were in favor.

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5. Old Business

- **Playground Maintenance** – Scott reported. Attorney Colombo does not feel that an owner vote would be needed to remove the playground. Paul called Attorney Colombo and got more clarification. The Board does not wish to remove the playground, as our community is becoming younger, and it gives the children somewhere to play, since our docs do not allow swing-sets and playgrounds in yards. Some more options have been found, but a firm cost for removal, a base, the play apparatus, and install needs to be obtained. We have \$29K in reserves to utilized. A special meeting will be called 11/29 to discuss and vote on the playground only.
- **Community Lighting/FPL**—Scott reported. Our community is set for installation of the LED fixtures in about 6-8weeks.
- **Community Electric/Tennis Court Key Card System**—Automatic Access has not been able to find a reader to work with our existing key card system. Gault Electric is trying to help with this, and Florida Door Control has been contacted. The Board will get quotes for a Do Not Duplicate key and lock system.
- **Front Landscape/Tree Trimming**—The front landscape has been completed. It looks good. The trees have been trimmed, but owners have expressed concern for the cutting of the preserve. This will be discussed under new business.
- **Common Area Maintenance**—Dave reported. The Board reviewed two quotes for work on the bathroom doors, and painting the wood pergola, columns, and shower post. One quote was over \$3000 The other was \$786. A motion was made by Scott and seconded by Paul to approve the quote submitted by Ralph Simon in the amount of \$786 for painting and maintenance at the cabana and bathrooms. All were in favor and the motion passed.
- **Holiday Party**—Various options were discussed. Alexis Ravetti volunteered to find a place to hold the party. No other owners volunteered.

6. New Business:

- **2019 Budget**—The owner brought up issues with the 2019 proposed budget to include:
 - Funding of the reserves from the operating
 - Miscalculation of line items
 - No reserve funding for irrigation/pool pumps
 - Issues with the increase of \$0.50These items were taken into consideration. With changes made to the above concerns, it was agreed by the Board that the budget should remain at \$85.50.
A motion was made by Scott and seconded by Dave to approve the 2019 budget in the amount of \$85.50 per unit per home. All were in favor and the motion passed.
- **Landscape Issues:** Dave reported. A meeting was held with 4 representatives from Bluebell. Issues discussed:
 - Weeds in sidewalk cracks—They are attacking this head out, rain was an issue.
 - Edging—Paver in backyards will not be done; trees without plastic edging will not be done.
 - Dead grass—Fert and pest control will be used, but if it cannot be salvaged, the cost will be on the Association.
 - Electrical box areas will be trimmed
 - More uniform trimming will be done

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River rock quotes was emailed to the board

Garbage and debris will be picked up

Blowing of clippings will be addressed

Irrigation—80% done, by November 100% completed with repairs.

Preserve area: Dave walked the preserve area, and felt the trimming was good. Owners commented that they did not go far enough. Another meeting will be set up to discuss this.

Adjournment – 8:27 pm, Dave motioned to adjourn, Scott seconded, all agreed, and the meeting ended.

Next meeting: November 29, 2018, 7PM to discuss Playground