

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

April 26, 2018

6pm at the Pool Pavilion

1. **Call meeting to order:** 6:00 pm by the President, Debra Hutcheson.
 - ❖ Debra opened the meeting welcoming those in attendance and 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:**
 - Debra Hutcheson (President) - present
 - Patti Wielgus (Vice President) - present
 - Frances Bellissimo (Treasurer) - present
 - Scott Remson (Secretary) - present
 - Paul Taub (Director)- present
3. **Approve Minutes:** A motion was made by Patti and seconded by Scott to approve the minutes of the March 23, 2018 Board meeting. All were in favor.
4. Reports of Officers, Committees, or Agents:

Officers:

President: items covered under Agenda

VP: Patti reported that the meeting dates will now be the 4th Thursday of the month at 7PM.

Treasurer: None

Secretary: None

Director: None

Manager: Monica Giglio, of SCPM reported.

Compliance: Association is reviewed 2x a month per contract.

1 review is a drive, 1 is a drive and walk

One home, account #20074, has not responded to Certified letters regarding leaning tree/trimming of palms. A motion was made by Patti and seconded by Paul to pursue self help for the issue. All were in favor. The tree will be reviewed by an arborist and options will be secured before certified letter for the self help will be sent to the owner, any action is taken, and fees for the work added to the owner's account.

AR:

14 homes have no responded to final notices and pool keys have been turned off. No payments have been attempted on these accounts. It was suggested to attempt 1 last notice and then send to collections. The Board agreed.

Other accounts have either missed one payment, or were late, and late fees/interest are

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accruing each month.

Accts: 19928, 90328, 89775, 51991, 98712 have asked for late fees to be waived. Suggest waiving late fees and interest, since owners are paying regularly. If any maintenance fees are due, they must be paid. A motion was made by Frances and seconded by Scott to remove the late fees of those accounts who are paying regularly or are on autopay, but either paid late once or missed one payment. All assessments must be paid. All were in favor.

The Board discussed the fee the association pays for coupons, specifically those owners who are signed up for autopay, but still receive a coupon book for each new fiscal year. Management will investigate.

5. Old Business

- **Fence Repair/Replacement** –The car crash that damaged the new fence has been paid in full, plus funds to replace the meeting board sign and damaged plants. American Fence is securing materials to make the repair.
- **Collections/Legal: Covered under Manager's report.**

6. New Business

- **Playground Maintenance** – Patti reported. A meeting was set with Avanced Recreational Concepts (ARC) to review a new substrate to replaced the mulch. The representative from ARC reported that installing rubber mulch or a poured in place mulch is not a good option at this time. As it sits, rain water drains into the playground, and the mulch and sand are able to drain. Rubber Mulch or poured in place rubber flooring has a compact concrete subase that will not drain. The playground itself is in poor shape. A motion was mad eby Patti and seconded by Frances to close the playground until more options can be secured. All were in favors. Owners in attendance will provide information regarding the playground at their church to help the Board. Management will contact the city for an unbiased inspection of the playground.
- **Community Lighting and No Trespassing Signs:** Debra reported. The back area of the community is very dark and non-owners have been witnessed passing through the community. There are some no trespassing signs, but more should be obtained. Lighting the area may make it less desirable for people who do not reside in the community to use it as a cut through. Management will work on both these projects to review at the next Board meeting.
- **Dog Clean Up:** Debra reported. Residents are not cleaning up after their dogs. It creates an unhealthy and unsanitary environment. Options such as dog waste bag disposal stations were discussed. It was mentioned that they are costly to maintain. Residents reported that the city can be called to report issues with pets. You must call and describe the dog and state their address. This number will be broadcasted to the residents.
- **Lawyer:** Debra reported that there were issues with Bosinger/Arias Law firm regarding the recall. The directors who worked with Attorney Bosinger felt she did not guide the Board correctly during the recall. It was suggested to change council to Attorney Joseph Colombo. Other directors dealt with Attorney Colombo, and felt his services were not satisfactory either. After discussion, a motion was made by Patti and seconded by Fran to move any current legal matters to Attorney Joseph Colombo from Attorney Bosinger. All were in favor.
- **Landscape:** There have been many issues dealing with the three companies

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who handle the landscape needs of the Association, Bob's Complete Landscape, Blue H2O Irrigation, and Apex. Services are not being rendered per contract. The Board reviewed two quotes submitted from Blue Bell Landscaping and Paradise Landscaping. The new quotes are about \$10,000 above our current budget. There is a line item for onsite administration, for \$10,000 that is not being used for 2018, which could offset this increase. A motion was made by Paul and seconded by Fran to cancel the contracts held with Bob's Complete Landscape, Blue H2O Irrigation, and Apex (for landscape only) and retain Blue Bell Landscaping for all three services. All were in favor. Apex provides pest control inside the pool area and those services will be kept.

7. **Adjournment** – 7:40 pm, Patti motioned to adjourn, Paul seconded, all agreed and the meeting ended.

Next meeting: May 24, 2018