

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

June 28, 2018

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:00 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) - absent
 - 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 May 24, 2018 Board meeting. All were in favor.
4. **Reports of Officers, Committees, or Agents:**

Officers: None

President: None

VP: None

Treasurer: None

Secretary: None

Director: Paul reported on the idea of removing the wood fences in between the homes at the southern end of the complex and replacing with the aluminum black fence to match the community, plus adding more. This cannot be done with those owners approval, since it is not HOA owned common property. No action will be taken.

Manager: **AR**—Colombo is working on cleaning up our past dues, as are letters from SCPM. 5 of the 11 homes sent to collection have paid up. Accounts originally with Bosingers office for foreclosure by the HOA, mortgage foreclosure and payment plans are also being processed and moving forward. Any documentation or updates on this will be sent to the Board. Management will be working on new letters to owners who have missed one payment, continue to pay on time but are accruing late fees. The one maintenance fee payment that was missed must be paid. The AR list has been completely reviewed and letters and statements will go to owners regarding balance for pool keys, wristbands or self-help fees.

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Account # 89639 has a lien placed and no action has been taken by the owner to pay. A motion was made by Debra and seconded by Pattie to pursue foreclosure of the lien on account #89639. All were in favor.

Rodent Control—An owner has emailed the Board regarding rodents in the community. The neighborhood is surrounded by natural areas that are homes to wildlife. The ongoing construction also pushes animals out of the habitats and we tend to see them more. A quote from Apex for installation of 312 bait boxes for \$6180 was submitted. Baiting of the boxes costs \$300 every other month. No action will be taken by the Board. Owners are more than welcome to protect their homes with their owner pest control services.

Committees: Roger McDonald was present. ARC requests are being reviewed and approved and are going along. Management reported the process from submittal to approval to owners.

5. Old Business

- **Playground Maintenance** – Management reported. Three companies are working on proposals for our playground but none of have submitted formal quotes yet. All have said that this is their busy season, with schools performing maintenance and upgrades during the summer months, so distributors are backed up and are taking longer to confirm prices. No firm quotes have been secured yet.
- **Community Lighting/No Trespassing Signs/Signs:** The signs will be installed 6/29/18. Lighting quotes from Peays and Gault have been submitted. The Board wants to contact FPL to see if they will add a light pole in the park area and what the costs would be, if any. Management will pursue FPL. Adding key card access to the tennis court area was discussed and will also be pursued.
- **Dog Clean Up:** Management presented a retyped dog clean-up document per county statutes. This will be mailed out to all owners along with other areas of interest for a community mail-out.
- **HOA Meeting/Event Signage:** Management presented wet and dry erase board options and LED marquee options. More options will be secured.

6. New Business:

- **Pool Cracked Tile Repair:** Management presented a quote from Brevard Pools in the amount of \$2500. This will also repair the coping that has caused the cracking. All Star Pools who did the resurfacing and tile install was unresponsive. There are more tiles cracked in the pool and spa than quoted. Management will review documents from the pool resurfacing to make sure there isn't a warranty we can put a claim in. A motion was made by Debra and seconded by Scott to approve up to \$3,500 for Brevard Pool to fix the cracked tiles and damaged coping at the spa and pool, if no warranty is left on the resurfacing project by All Star Pools. All were in favor.
- **Landscape- Front Entrance:** Management presented a quote from Bluebell to revamp the front entrance after meeting with Board members. Cost total is \$7,606.50. Dead plants by the entrance to the pool parking lot will also be reviewed. A motion was made by Debra and Patti to approve the quote from Bluebell in the amount of \$7606.50 for new entrance plants and stone. All were in favor.

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- **Compliance:** The Board discussed commercial vehicle parking and pool compliance. The This information will be included in the mail out to owners.
 - **Irrigation Maintenance:** Bluebell has requested that all irrigation reports go through SCPM. A work order form has been created and can be either faxed, mailed or emailed over. Owners can also call in their concerns and SCPM will forward them to Bluebell. Any owners who call Bluebell will be directed to SCPM. This information will also be included in the mail out to owners.
7. **Adjournment** – 8:35 pm, Scott motioned to adjourn, Paul seconded, all agreed, and the meeting ended.

Next meeting: Annual Meeting 7/26/18 at 7PM