

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

August 29, 2018

7pm at the Pool Pavilion

1. **Call meeting to order:** 7:00 pm by the President, Scott Remson
 - ❖ Scott thanked Dave Farioli, Roger MacDonald and Buck Hord for resurfacing and painting the cabana tables. Also, thank you to Dave for painting the trash cans.
2. **Roll call:**
 - Scott Remson (President) - present
 - Dave Farioli (Vice President) - present
 - Mary Underwood (Treasurer) - absent
 - Paul Taub (Secretary) - present
 - Buck Hord (Director)- present
3. **Approve Minutes:** A motion was made by Buck and seconded by Dave to approve the minutes of the June 28, 2018, July 26, 2018, and August 1, 2018 Board meetings as presented. All were in favor.
4. Reports of Officers, Committees, or Agents:

Officers:

President: Will be covered under business items.

VP: None

Treasurer: None

Secretary: None

Director:

Manager: **AR**—Attorney Columbo is still working on cleaning up delinquent homes. 13 homes were newly sent and 10 paid their back fees. The Bank owned property sold, and the Association recovered all the back fees. Attorney Columbo is ready to move forward with account# 19889 and foreclose the lien. A check for processing fees in the amount of \$2100 will be processed to start the foreclosure.

Compliance—Violations are still open. Management will be pursuing self-cure options for some home that need weed removal and pressure cleaning. With items such as trash cans and parking violations, it may be better to pursue them legally. At this time, we do not have enough members for an infractions committee, so we cannot pursue fining at this time.

Committees: Dave reported one home has re-roofed and no ARC was submitted. There is no issue with the work, the shingle colors match and a permit was pulled,

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but the ARC form is still needed for the association records.

Scott mentioned there are committee sign up sheets for interested parties in the cabana.

5. Old Business

- **Playground Maintenance** – Scott would like a meeting the Board to pursue more quotes and vote on this matter at the October meeting. Dave would like to pursue a repair and would like to contact Playloft and Playspace. Management will contact them to set up an onsite meeting to discuss maintenance options.
- **Community Lighting/No Trespassing Signs/Signs:** The Board reviewed quotes from Gault Electric for adding electric to the Southeast corner and adding electric and lights to the Southwest. Scott brought up a program through FPL to install LED lighting around the community. FPL will switch out existing pole fixtures, which will cost an additional \$8 per month for the HOA. A motion was made by Buck and seconded by Paul to approve the project of FPL installing LED fixtures on our light posts. All were in favor and the motion passed. The Board would like to see how this change will illuminate the Southwest corner before pursuing additional lighting in the area. The electric for the Southeast corner will allow for a key card system for the tennis/basketball court. After discussion, a motion was made by Dave and seconded by Paul to accept the quote from Gault Electric for \$ 1386 to run electric and the quote from Automatic Access for \$2575 to install the key card system, totaling \$3961. All were in favor and the motion passed.
- **Dog Clean Up:** This is an ongoing issue. Notice to owners will be sent out. Owners discussed that this issue is causing rats. The Board discussed rodent baiting at a previous meeting and will not be pursuing it. Owners can secure their homes for pests as they see fit.
- **HOA Meeting/Event Signage:** The Board discussed via email a new message board for the notice of events. Management will purchase the Board.
- **Pool Cracked Tile Repair:** This repair has been completed.
- **Paver Repair and Maintenance:** The repair of the pavers has been completed. The maintenance of cleaning, sanding and sealing needs to be approved. A motion was made by Buck and seconded by Dave to approve the quote from Surfside Pavers for cleaning, sanding and sealing in the amount of \$5094. All were in favor and the motion passed.

6. New Business:

- **Tree Trimming**—Management presented quote for trimming common area trees and the preserve area at the west end of the property. The preserve maintenance is not included in the monthly contract. Bluebell will need to clean up the area before they can provide a price for monthly maintenance. A motion was made dby Mary and seconded by Paul to approve the quote from Bluebell Landscape in the amount of \$2416 to trim common area trees and the preserve area one time. All were in favor and the motion passed.
- **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.

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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