

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR MEETING of THE BOARD of DIRECTORS

September 27, 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) - present
 - Paul Taub (Secretary) - present
 - Buck Hord (Director)- Absent
3. **Approve Minutes:** A motion was made by Paul and seconded by Dave to approve the minutes of the August 29, 2018 Board meetings as presented. All were in favor.
4. Reports of Officers, Committees, or Agents:

Manager:

Compliance—18 violations were closed on the last drive. There we about 6 homes with weeding issues that self help was to be utilized. All but one has cleaned up. Self help is being pursued on the one. There are 37 active violations. 7 homes will have 3 letters after the first October drive and self help will be pursued. They are weeding and pressure cleaning issues. Proline will aid with the pressure cleaning. A quick drive of the property was done this evening prior to the meeting to view commercial vehicles. There are 4 present in the community right now, and 1 trailer. The Board discussed bare ladder racks on trucks. The owner of the truck takes the ladders off each night. Management reported some racks are also used for recreational purposes. No writing is on the vehicle. This violation will be closed. Management will contact the other two commercial vehicles. Owners have the options of covering writing with plain magnets to cover writing. Street parking does not negate the rules of the community. The Board also discussed advertising signs. On the last drive, one sign was seen. Owners commented that these signs are necessary during the work, as they hold the permitting info for City inspections. The docs allow signage while the work is ongoing.

AR—The AR list is down to one page. There are 7 homes with the attorney, only 3 of which have balance over \$1000. Many homes who have been sent to the attorney have paid in full. 7 Homes will receive statements for September paym, and 5 will receive 14 day notices for outstanding balances over 1 month of fees.

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5. Old Business

- **Playground Maintenance** – Dave reported on his meeting with Playloft. The cost for repair is high, and the Board doesn't feel that a repair will suffice. There are viable options for replacement from upwards of \$4000, but we would still need to find a contractor to remove the old apparatus and install the new. The Board will be looking to legal for an option to remove the playground. No owners have called to complain about it being closed for so long. The Board will pursue other docs changes, to include rental restrictions and removal of the developer from the docs. A total re-write of the docs was discussed. The Board would welcome any owners who would like to form a committee to tackle this project.
- **Community Lighting/FPL**—Scott reported. FPL is set to do our lighting upgrade in about 4 weeks. If the better lights do not aid in lighting the dark areas of the community, adding lights will be pursued. FPL contracts out for this work. The space of the lights was discussed, as they are oddly spaced.
- **Community Electric/Tennis Court Key Card System**—At the last meeting it was decided to move along with adding electric to the tennis court area and add a key card system to match the pool. It has been found by Automatic Access that our current reader and cards is not universal. They are trying to find a reader so new cards don't need to be used. An option to change the pool system to a universal reader was discussed, but the reader, system and cards will all have to be changed. If this cannot be done simply, the Board may look into a coded lock. Management will report updates from Automatic Access.
- **Paver Repair and Maintenance:** The maintenance and repairs are complete and the pavers look good.
- **Tree Trimming**—Management reported. Bluebell should be onsite Friday 9/28 or the week of 10/1. Management is not pleased with the response time from Bluebell on some items. Owner and the Board voiced many concerns, management compiled a list. A meeting will be set to discuss the deficiencies with our Bluebell rep.

6. New Business:

- **Common Area Maintenance**—The Board discussed the short term maintenance items of the common property, to include but not be limited to painting/paint touch ups, pump/heater maintenance, grill maintenance, rock grotto maintenance. The reserve schedule is in place for long term maintenance and replacement of large items. There are maintenance programs for the geo-thermal heaters, done each fall.
- **Community Garage Sale/Craft Fair**—A date of October 20 was set for the sale.
- **Holiday Party**—The Board discussed holding a holiday party for the owners.
- **2019 Budget**—The Board and management are working on the 2019 Budget. It is planned to be adopted at the October 25 Board meeting, with a notice mailed out to all owners with a copy of the proposed budget.

7. **Adjournment** – 7:55 pm, Dave motioned to adjourn, Paul seconded, all agreed, and the meeting ended.

Next meeting: Annual Meeting 10/25/18 at 7PM Budget Adoption Meeting