

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

January 29, 2020
7pm at the Pool Pavilion

1. **Call meeting to order:** 7:00 pm by the Debra Hutcheson
2. **Roll call:**
 - President: Debra Hutcheson
 - Vice President: Scott Remson
 - Secretary/Treasurer: Paul Taub
 - Director: Bob Tolomeo
 - Director: Patti WielgusAlso present was Monica Riley from SCPM.
All non-owners must leave the meeting.
3. **Approve Minutes 11/20/19:** A motion was made by Scott and seconded Paul to approve the minutes as presented. All were in favor.
4. **A motion was made by Patti and seconded by Bob to invite Attorney Joseph Colombo to the meeting. All were in favor and the motion passed.**

Attorney Colombo was asked to touch on compliance, fining, our CCRs

Fining: The Board must appoint a 3-member committee, cannot include board members or anyone related to the Board. Fines can be max \$100 per day up to \$1000. The \$1000 can become a foreclosable lien on the property. Owners can request a hearing in front the of the fining committee. Notice can be placed on bulletin board of the hearing, which is an open hearing and management can attend. Owner or their legal representation of the owner can attend a hearing, but not a tenant. If the owner does not request a hearing or requests as hearing and does not attend said hearing, the fining commences. If owner attends requested hearing, the committee only votes to uphold or reject the fine, they cannot change the fine. Fines accrue interest at 18% annum. Multiple homes/violations can be reviewed at one hearing.

Compliance/Sonesta Walk CCRs: Item 7.4 (a) states: _

Section 7.4: Maintenance of Residences and Lots.

(a) All Lots, residences and improvements on the Lots shall be maintained by the Owner in a neat and attractive condition. All landscaping of Common Property will be maintained by the Association.

It was amended to add:

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Section 7.4(a) shall have the following words added to it:

The landscaping which the Association shall maintain is limited to the grass which is readily accessible. The Unit owner shall be responsible for plant beds and any special vegetation like gardens and flower boxes. However, should an Owner not properly maintain those areas which are the Owners responsibility, then the Association shall have the right, but not the obligation, upon 10 days written notice to the Owner, to enter upon the Lot and enforce the proper maintenance of landscaping in order to maintain a clean and neat uniform appearance in the community.

In the past, the original wording “neat and attractive condition” was used to enforce pressure cleaning of buildings, roofs, gutters, sidewalk, driveway and entryways, and anything that could be considered not “neat and attractive”. This is subjective wording and vague.

5. Reports of Officers, Committees, or Agents

- 1. Spa update – Gault—A new breaker was installed, which had been corroded from chemicals. All is working.**
- 2. Grill update – Home and Hearth—New burners were installed, and all is working.**
- 3. Pool Box Leak update – Brevard Pools was onsite and will report to management with their findings.**
- 4. Palm Tree Trimming update—This has been done, as well as the fertilizing of the palms. It may be time for the next application.**
- 5. Proline Pressure cleaning (Pool Deck/Chairs)—This has been done. The chairs were done as well, but they are old, faded and pitted and hard to clean. The Board discussed responsibility of SCPM cleaning staff to scrub the chairs. This is a large job and would be outside the scope. This was the reason the chairs are pressure washed 2x per year. The Board will add this item, as well as concerns with cleaning staff to next meeting.**

6. Old Business

- 6. Pool Card Audit/Computer System—A new computer needs to be purchased or updates need to be done. Management doesn't know of any password on the computer. The application “TeamViewer” was utilized to remotely access the computer, and the keycard system. A recent update has disabled TeamViewer and the system can no longer be remotely accessed. Management cannot reach the computer to do major updates to the key cards, but can still change gate times, turn off/on small batches of cards. The Board will put the computer at a reachable level, management will contact TeamViewer for more info on updates.**
- 7. FPL additional LED lighting – Scott Remson reported. A response was finally received by FPL. They stated that trucks could not go onto grassed area, thus no lines could be run in the park area in the Southwest corner near the bowling alley. A map with 8 planned lights was presented. FPL is still reviewing the light placement.**

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8. **Preserve Trimming:** Paradise Lawns & Landscaping were contacted to discuss the trimming of the preserve area. They advised no large machinery could be used. Nothing could be removed except noxious vegetation, but we could trim from the property line. They do not feel a permit is needed from St. Johns, but they could help with putting more permanent markers for the property line. Debra also has a call into St. Johns for more information about this. Quotes will be obtained and reviewed at the next meeting.

7. New Business

1. **Volleyball Court Sand removal and cleanup:** The board discussed options such as removal/replacement of the sand, artificial turf, rubber surfacing, or surface similar to tennis courts. Quotes will be obtained.
2. **Irrigation Upgrade:** Paul reported on the contract costs for Bluebell. We pay \$9700 monthly to them but are still billed additional costs for repairs to the irrigation system. Debra proposed that one zone per year gets replaced fully, until completed. This will take 4 years to do, but the system is old and in need of updating. Quotes will be obtained and reviewed at the next meeting.

Bluebell also needs to park their large trucks on Range Rd., and not on Luminary near the pool. It is a hazard for other drivers and the school buses.

A meeting with Bluebell will be set up to discuss items.

8. **Adjournment: A motion was made by Bob and seconded by Paul to adjourn the meeting at 8:41PM.**

Next Meeting Date: February 27, 2020