

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

November 5, 2020
7pm at the Pool Pavilion

1. Call meeting to order: 7:00 pm by the Paul Taub

2. Roll call:

- President: Paul Taub
- Vice President: Scott Remson
- Secretary/Treasurer: Carole Benard
- Director: Bob Tolomeo
- Director: Debra Hutcheson

Also present was Monica Riley from SCPM.

All non-owners must leave the meeting.

3. Business

a) 835 Luminary 103 Roof—The current owner re-roofed the home, did not submit an ARC or obtain prior approval from the ARC for the roof. The shingle color put on does not match the block of homes, or any homes in the community. Management spoke with legal and there are few options to remedy this. Starting a lawsuit would be the only one to correct the roof color. It was noted the unit is for sale and is contingent. After discussion, a motion was made by Bob and seconded by Scott to turn the matter over to legal to move forward with a lawsuit against the owner. All were in favor and the motion carried.

b) 2021 Budget – The board reviewed the budget by line item. There is no plan to increase fees this year. The budget adoption meeting is set for December 3. A notice will be sent to owners regarding such.

c) Fencing off Volleyball Court: JSP has reported issues with sand clogging the pool and spa filters. It is coming from the volleyball court. A quote from American fence was submitted. The Board will table this until next meeting.

d) MRTA Preservation: Per revisions to FS 720, the Board must discuss preservation of the governing documents, and FS 712 Marketable Record Tax Act (MRTA).

The purpose of MRTA is to extinguish ‘stale’ restrictions on real property; those that are more than 30 years old, measured from the ‘root of title’ (a recorded instrument creating or transferring estate in real property).

New Requirement for all HOA boards under §720.303(2)(2), “At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the board shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and authorize and direct the appropriate officer to file [notice of preservation].”

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The Declaration for Sonesta Walk was recorded in 2004

The 30-year mark is 2034 and the Board will begin the preservation process in 2032.

The neighborhood garage sale will be set for 11/21. Ads will be placed in the newspaper and owners will be notified of the date.

- 4. Adjournment: A motion was made by Paul and seconded by Debra to adjourn the meeting at 8:29PM.**

Next Meeting Date: Budget Adoption December 3, 2020.