

Minutes are not approved until the next Board meeting.

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE MEETING of THE BOARD of DIRECTORS

**December 3, 2020**  
**7pm at the Pool Pavilion**

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

**2. Roll call:**

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

Also present was Monica Riley from SCPM.

All non-owners must leave the meeting. Only owners were present.

**3. Approve Minutes 11/05/20:** A motion was made by Scott and seconded by Carole to approve the minutes as presented. All were in favor and the motion passed.

**4. Reports of Officers, Committees, or Agents**

**Management reported on Compliance:** We need to set a Fining committee. Our compliance report is 17 pages long. Many violations have been cited since early 2020, with no response or compliance. Language about fining has been added. Letters have been sent certified. Still no response.

A motion was made by Carole and seconded by Bob to fine homes after 1 letter and no response/compliance \$25 per day, up to \$1000 per FS 720. All were in favor and the motion carried.

A motion was made by Bob and seconded by Carole to appoint Tom Karanda, Marlene Hayes and Jackie Martin to the fining committee. All were in favor and the motion carried.

Management will start working on the homes with the longest compliance logs, there are about 6. Pictures of the issues will be documented. Bob will sit with the committee to go over their role.

**5. Old Business**

- 2021 Budget Adoption**—With no questions from the Board or owners, a motion was made by Carole and seconded by Bob to adopt the 2021 budget, with fees remaining at \$85.50 per home per month. All were in favor and the motion carried.
- 835-103 Roof:** The Board discussed options to rectify this issue. Management spoke with legal, and Attorney Colombo stated that since there was no ARC provided, we had standing to legally pursue. After discussion with the owner, it was discovered that the shingle color, Weathered Wood is in limited supply and could

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not be ordered. Management called a roofer, G&G and ABC Supply and confirmed. This info was discussed with Attorney Colombo, who did not recommend we pursue a lawsuit with this information. The Board had conflicting info about the shingles, some places had the color, some did not. The owner has since sold and a new owner has secured clear title, and the violation was closed. The Board would like to pursue possibly painting the shingles. Management will contact a roofer to get more info on this project, and if it is a viable option, will reach out to the new owner. This will be at no cost to the new owner and will not be considered a violation on the account.

c) **Fencing Off Volleyball Court**—Tabled.

## 6. New Business

- a) **Cabana Maintenance:** Quotes are still being secured. A motion was made by Carole and seconded by Paul to approve a Not-To-Exceed amount of \$6500 for replacement of the 2 bathroom doors, 1 single and 1 double door of the back storage area of the cabana. Management will forward quotes via email when received.
- b) **Removing fert/pest from Bluebell- Hire Apex**—Bluebell does not want to remove this from our contract. Alexis reported that a sit down needs to be set with Peter Black, owner of Bluebell and the entire contract needs to be reviewed. Fert/Pest/weed control are an issue, but there are other major issues. Irrigation has not been onsite for 3 weeks. Mowers are damaging homes/downspouts. They do a sloppy job, and workers do not wear Bluebell uniforms. There are dead plants. A meeting will be set with the Board, Management, and Bluebell to discuss issues, and hopefully come to terms. If not, other companies will be pursued for quotes.
- c) **Tree Trimming/Removal:** Bluebell quotes \$500 to remove 2 trees in pool area. The trees in question are by new well. Management will make sure this quote works for those trees as well.
- d) **Legal- Doc Amendments (Annual Meeting/Board Terms):** Changing the annual meeting date was discussed. Normal date is July, but summer does not allow for many owners to attend. Plus, it is in the middle of Budget prep season. The Board suggested January, but that poses an issue. Either this new Board, elected in 2020 would only serve until Jan 2021, or Jan 2022, but no Annual would be held in 2021. Our docs call for an Annual Member's meeting once per calendar year. Management suggested December 2021. 2-year terms was also discussed. This would need to be an amendment to the Bylaws voted in by owners. Management will contact Attorney Colombo to discuss.
- e) **ARC Committee Appointment:** A motion was made by Bob and seconded by Scott to appoint MJ Heath and Bill Mazurek to the ARC, with Alexis Ravetti remaining as chair. All were in favor and the motion carried.

7. **Adjournment: With no further business, the meeting adjourned at 8:14PM.  
Next Meeting: February 2021.**