

Minutes are not approved until the next Board meeting.

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE MEETING of THE BOARD of DIRECTORS

May 27, 2021

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—Absent
- 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 3/25/21:** A motion was made by Bob 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 report**

**Compliance:** The list of homes that were fined by the Violations Committee were presented to the homes. These homes have either not complied with the violations issued against their home or have complied after the fines were upheld by the committee:

#### **850-101**

- Mold on house. Has been completed. Owner has also cleaned fence and removed weeds. Confirmed 5/14. \$1000 has accrued since hearing on March 4. After discussion, a motion was made by Carole and seconded by Paul to waive the fine as a one time courtesy since the owner complied, but notice them that this will be the only fine forgiveness given by the Board. All were in favor, but Debra did not agree with the notice to the owner. Debra expressed that she does not believe we can formally cite mold on homes, as it is not explicitly stated in the documents as a violation.

#### **875-103**

- **Trim plants. Photos presented. Trimmed, but committee felt not enough. No further action from owners. \$1000.**  
A motion was made by Debra and seconded by Carole to waive half of the fine, and charge \$500 to the owner for the violation and half attempt to comply. All were in favor and the motion carried.

#### **1285-102**

- **Weeds in beds**
- **Trim plants**
- **Mold on house**

**All completed by March 28. Accrued \$600**

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**Owner was present and addressed the Board, request the fine to be waived.**

A motion was made by Debra and seconded by Carole to waive the fine as a one-time courtesy since the owner complied but notice them that this will be the only fine forgiveness given by the Board. All were in favor.

**1240-103**

- **Clean mold off the rear side of your house.**

- **Per owner, done 4/12. \$150 fees. Owner would like fines waived.**

A motion was made by Paul and seconded by Debra to waive the fine as a one-time courtesy since the owner complied but notice them that this will be the only fine forgiveness given by the Board. All were in favor.

**4550-106**

- **Clean mold off the side of your house. Not Done \$1000 has accrued since 4/6.**

The Board stated this owner is out of state. Management will do more research to contact. No fines levied at this time until more info is found.

**AR:** The foreclosure lawsuits are proceeding for accounts #89639 and 105966. Attorney Colombo is having some issues serving one of the units. Management will get whatever information is needed by legal. No other action is needed for accounts with legal.

The Board discussed pool access for non-paying units. A motion was made by Paul and seconded by Debra to turn pool keys off when account balances reach \$500. All were in favor.

**5. Old Business**

**a) Landscape Update: Alexis Ravetti reported.**

We are battling drought conditions and irrigation issues left from Bluebell. Schurlknight and the irrigation team have been working diligently to get out system up and running. 3 of the 4 pumps were not functional, and Gault Electric was called out. Panels and electrical connections were damaged and replaced. We now have 3 of the 4 pumps working, but the water table is still low due to lack of rain. Now that we have better pressure, valves will be serviced and the system can be tested and serviced properly. We have directed Schurlknight to make any and all necessary repairs to the irrigation in a professional manner. There will be no more bandaids to keep the system running. Once the system is running, a schedule of run times will be created and posted on property and on the website.

Palms at the front entrance, pool and tennis courts were trimmed, but more areas still need trimming. The oaks near 1280 still need to be removed. All tree trimming, tree removal and sod/plant replacement is on hold until the irrigation is running normally.

During this drought, we encourage owners to water their plants and sod as much as they can. Sod will not be mowed this week, as it is already very short, it has not grown much due to lack of water, and we do not want to scalp/burn it. Mowing should resume next Wednesday, 6/2.

Once the irrigation is running, the system will be ran for the entire community to give us a good soaking, as it is needed.

We would like to remind owners that if your back gate is locked, you have furniture or other items in the way, or you have not cleaned up after your pet, your back yard will not be mowed.

**b) Legal- Document Amendment:** Colombo presented new wording for the Bylaws that would allow the Directors 2-year terms. With 1-year terms, many projects that the new Boards start do not get finished. This will allow Board to begin and complete all need maintenance and projects

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that are started. A motion was made by Debra and seconded by Carole to begin the Bylaw Amendment project, with a Special Members Meeting called July 22, 2021. All were in favor. Management will work with legal, draft notices and get this project underway. Annual meeting date was also discussed. As it stands, the Association is required to have an Annual Members meeting/election once per year, with no specific date mentioned. The Board would like it to be in January. Dates for 2021 meeting were tossed around, but nothing has been set. The last annual meeting was October 2020. The Board would like to move the Annual Meeting/Elections from July, since the new Board needs to immediately begin working on the next years budget. If pushed later in the year, or set in January, the sitting Board can set the budget for the coming year.

- c) **Tennis Court Maintenance:** The Board reviewed quotes for fencings, repair to floor and nets. A motion was made by Debra and seconded by Paul to approve \$700, submitted by Nidy Sports Construction, Co. for the repair of the scratched area of court near the gate. All were in favor. The Board would like the damaged fence areas patched. Installation of Bougainvillea was discussed and will be reviewed once irrigation is running. The nets will be put up after floor repair.

**6. New Business:**

- a.) **Insurance Renewal- 4/28/21.** The insurance policies were renewed, and coverage was bound.

We did have a small increase; total cost of policies was \$10,061.96.

- b.) **Fountain Installation:** Quotes were submitted between \$12-30K. The Board is not interested in pursuing this project, as it does not benefit all owners for the cost.

- c.) **Upcoming Pressure Cleaning:** The cabana, pool area and chairs will be done but not the sidewalks, as it is not needed.

**d.) Pool/Deck/Cabana Repairs & Maintenance:**

- i. Painting: The Board will be looking into painting the cabana area in the next year.
- ii. Cleaning of Cabana floor: Haley's Comet Cleaning will be called for a price to steam clean the bathroom and cabana.
- iii. Paver Maintenance: Surfside Pavers will be called for a price to clean, sand and seal the pool deck pavers.
- iv. Pool Stains: Acid washing of the pool surface was discussed. Quotes will be secured.
- v. New Chairs will be delivered June 1.  
A new hood for the grill will be reviewed. Re-doing the nature preserve boardwalk will also be reviewed.

**7. Adjournment: With no further business, the meeting adjourned at 8:41PM.**