

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

January 28, 2021

7pm at the Pool Pavilion

***Note: Items may not have been discussed in the order as follows.**

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—Present

Also present was Monica Riley from SCPM.

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

3. Approve Minutes 12/3/20: 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 reported on Compliance: Management has briefly met with the compliance committee to discuss procedures for hearings. First hearing date is March 4, 2021 at 6PM. Notices will go out to those owners in violation 14 days prior, in accordance with FS 720.

AR: Two accounts have reached a \$500 balance and will go to legal. Two more are coming close. Any owners who have an outstanding balance have either had their new key cards turned off, or if they have not received them yet, none will be issued until the balance is paid.

5. Old Business

- a) **835-103 Roof:** Roofing contractors were contacted by Management and board members to discuss painting of the shingles, to change the color to match existing roofs. Management spoke to Ralph Carpenter, G&G, Total Home and Hamilton Roofing. All said if they installed a new roof, and the paint was used on the new shingles, their warranty would be void. Management also contacted Owens Corning, manufacturer for Driftwood and Weathered wood colored shingles. They also would not honor their warranty if the shingle paint interfered with their warranty test/inspection if a claim was submitted. No further action will be taken.
- b) **Cabana Maintenance:** Towers Management Group Maintenance Division (Brian Wentz) came in with the best bid for the doors at \$6400. The doors have been

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ordered and are expected to be in the first week of February. Management will forward updates.

- c) **Tree Trimming/Removal:** Bluebell did not think the oaks near the new well needed to be removed. They should be trimmed, along with other oaks in the community. Management will secure a quote. A price for palm trimming was submitted in the amount of \$990, from Bluebell. After discussion, a motion was made by Bob and seconded by Scott to approve the price of \$990 for 37 palms around the community, detailed on the quote from Bluebell. All were in favor and the motion carried.
- d) **Legal- Doc Amendment (annual meeting/term limits):** The Board would like to pursue amending the bylaws to allow 2-year term limits for Board. They will also plan to have the Annual meeting in December 2021. This has been sent to legal for an opinion to start the process.

6. New Business

- a) **Landscape/Irrigation**—Management, Alexis Ravetti and Bob Tolomeo met with Bluebell to discuss the deficiencies in their performance. Although the meeting went well, and some issues like the FL snow weeds have been slowly resolved, we are still seeing issues with performance in their regular mowing/edging schedule, irrigation repairs are not done timely and there is a general lack of service from the community. Alexis reported to the board that, if the vote to approve the project, she would create a specification for our needs and wants for landscape maintenance, irrigation inspections/repairs and fertilizing and pest management of the landscaping. She was not included in the creation of the contract with Bluebell in 2018. Bluebell submitted the contract, created by Bluebell, at request of management, from direction of the Board in 2018. After discussion, a motion was made by Carole and seconded by Scott to have Alexis draft a specification contract for the HOA landscape needs, present it to the Board and secure bids based on that spec. All were in favor and the motion carried.
A price for replacing damaged irrigation box covers was submitted \$39 for small, \$65 for large and \$35 labor per box. The Board would like to know how many are broken before they approve.
- b) **Fining Committee:** At the November meeting, the fining committee was appointed as Marlene Hayes, Jackie Martin, and Tom Karanda. Tom has since resigned. A motion was made by Bob and seconded by Carole to appoint Lynn Auclair as the 3rd fining committee member. Marlene and Jackie remain on the committee.

Other Discussion:

Management has contacted ATT to repair dilapidated utility boxes. No response has been received.

Flawless will be contacted to trim the preserve area again. The turtle preserve does not need trimming yet.

7. **Adjournment: With no further business, the meeting adjourned at 7:43PM.**