

Minutes are not approved until the next Board meeting.

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE MEETING of THE BOARD of DIRECTORS

**October 28, 2021**

**7pm at the Pool Pavilion**

**1. Call meeting to order:** 7:16 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 via speaker phone.
  - 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 8/26/21:** A motion was made by Scott and seconded by Debra to approve the minutes as presented. All were in favor and the motion passed.

**4. Manager's Report:**

**Accounts Receivable: An update was received by legal for the following accounts:**

Acct 89639: Foreclosure lawsuit filed, attempt service to owner.

Acct 111638: Lien is recorded, it is time to file foreclosure lawsuit. Account is past due over \$3000, A motion was made by Bob and seconded by Carole to direct legal to proceed with foreclosure lawsuit and process legal fees in the amount of \$2200. All were in favor.

Acct 20000: Owner has reached out for pay off. No action needed

Acct: 20068 & 105966: With legal, liens filed. No action need, account is not past do over \$3000.

**5. Old Business**

**a) Maintenance Update:** A list of pending projects was discussed:

New Hood for Grill

Nature Preserve boardwalk/bridge replacement

Tennis court resurface, new fencing with privacy panels and landscape

Pool Resurface/Saltwater System

Parking Lot sealcoat/resurface/restripe

Sun Sails for Playground. Appropriate age was discussed. Management will review paperwork.

We are still working on the nature preserve boardwalk/bridge and the tennis court.

The geothermal system pump needs repair or replacement. A quote to replace in the amount of \$3421.70 was submitted by Symbiont. A motion was made by Carole and seconded by Paul to approve the quote to replace the pump. All were in favor.

**b) Landscape Update:** A list of pending projects was discussed.

Front entrance revamp

Concrete curbing to contain stone

Clean up of landscape in pool area

Clean up from removed oaks.

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Owners in attendance discussed issues with landscapers damaging property. Proof is need from owners.

Sod replacement was also discussed.

**6. New Business:**

**2022 Budget adoption:** The Board discussed the 2022 proposed budget, with fees increasing to \$90 per home per month. Debra and Scott expressed their reservations with raising fees during these times. The majority of the Board feels an increase is needed with the state of the economy of the nation, rising costs of services and products, and no increase for 10 years.

A motion was made by Paul and seconded by Carole to adopt the 2022 budget in the amount of \$90 per home per month. Vote: YAY—Carole Bernard, Scott Remson, Paul Taub, Bob Tolomeo. Nay—Debra Hutcheson. Motion passes with 4 affirmative votes.

**7. Adjournment: With no further business, the meeting adjourned at 8:25PM.**