

Minutes are not approved until the next Board meeting.

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE MEETING of THE BOARD of DIRECTORS

**February 25, 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—Present
  - Secretary/Treasurer: Carole Benard—Present
  - Director: Bob Tolomeo—Present
  - Director: Debra Hutcheson—PresentAlso present was Monica Riley from SCPM.  
All non-owners must leave the meeting. Only owners were present.
3. **Approve Minutes 1/28/21:** A motion was made by Scott and seconded by Bob 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:** 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:** 6 accounts are currently with legal. 3 have liens placed on the account, and the intent to foreclose letters have expired and it is time to file the foreclosure lawsuit. A motion was made by Carole and seconded by Paul to file for foreclosure of accounts 89639, 34907, and 105966. All were in favor and the motion carried. 2 accounts have been sent pre-lien letters and need to have liens placed on the account. A motion was made by Carole and seconded by Scott to place liens on account 111638 and 20000. All were in favor and the motion carried.

To date, 243 new key cards have been issued.

The HOA insurance policy renewal is coming due 4/28/21. Management has reached out to other agents for bids, and they are asking for Agent of Record forms to be signed by the Board. This would allow them to secure bids from our current insurance provider, Coastal Insurance Underwriters, Inc. Management explained how this defeats the purpose of the bid-out, as our current agent will provide a quote from Coastal. If we sign the AOR form, the other agents will not work the file and secure other bids from other providers, they would simply take over our current policy. Our current agent, Justin Murrell of SJR Insurance Agency, has been a good

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agent, provided info when needed is local, and is responsive to managements calls, questions and emails.

## 5. Old Business

- a) **Cabana Maintenance:** The new cabana bathroom and back storage doors have been installed by SCPM Maintenance Team, Brian Wentz. They look good and the board is pleased with the work.
- b) **Tree Trimming:** Blue Bell has not provided a date for approved palm trim quote or provided a requested quote for oak trimming.
- c) **Legal- Doc Amendment (annual meeting/term limits):** Management has requested that Attorney Colombo draw up an amendment for 2-year term limits. No update has been received yet.

- d) **Landscape Contract:** Alexis Ravetti, chair of the Contracts Committee reported to the Board. She presented a quote for fert/pest/weed control from True Green and a landscape/mowing/irrigation contract from Schurlknight Landscape LLC.

True Green will provide at least 10x the services than we have been receiving from Bluebell, to include regular fert of the trees and shrubs, chinch and other sod destroying pests, fine ant control for the entire subdivision to include sod, beds, walkways and the cabana. Cost annually is \$20,980, which is an increase of \$2,980 from Bluebell's fert/pest/weed control program.

The Board and Alexis went through the contract from Schurlknight in depth, covering major concerns of irrigation services and repairs, mowing/weed eating/blowing of turfs, additional weed control of hard surfaces and beds, tree maintenance (\$19 per palm) and supervision and satisfactory of performance, per the contract. The total annual contract for Schurlknight Landscape LLC is \$87,050/\$7,254 per month. This is a savings of almost \$2,500 per month, almost \$30K annually. Alexis is confident the contract she has submitted to the Board will meet the needs to the HOA, Board and residents of Sonesta Walk and help get out landscape back to being beautiful.

After some discussion, A motion was made by Paul and seconded by Debra to cancel the contact with Bluebell for landscape maintenance, irrigation, and fertilization, cancel Apex for the cabana area, and approve the contract with True Green and Schurlknight Landscape LLC, annual costs \$20,980 and \$87,050, respectively. All were in favor and the motion carried.

The palm tree trimming contract originally approved with Bluebell will be cancelled, and Schurlknight will be contacted to trim. We will also request bids for oak removal and trimming from Schurlknight.

## 6. New Business

- a) **Pool Repairs:** All repairs to leaks of the pool pump and pool heaters have been completed by American Pump and Symbiont Service. The pool is functioning normally.

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- b) **Tennis Court Maintenance:** Management is working on quotes for repairs to fencing, court floor and addition of a key card system. The gate has been adjusted and new nets for all have been ordered.
- c) **Flooding of Units:** The Board reviewed a complaint from an owner in block 895. The board needs more information before a decision can be made.
- d) **Fountain Quotes:** Management is working with three companies for bids to add fountains to the 2 ponds.

7. **Adjournment: With no further business, the meeting adjourned at 8:15PM.**