

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

March 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—Absent

Also present was Monica Riley from SCPM.

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

3. Approve Minutes 2/25/21: A motion was made by Bob and seconded by Scott to approve the minutes as presented. All were in favor and the motion passed.

4. Reports of Officers, Committees, or Agents

Bob reported to those in attendance that there is a company who will repair damaged stucco on the units.

Management reported on Compliance: First fine hearing was held March 4, 2021 at 6PM. 4 homes were reviewed, and the committee upheld 3 of the fines. Owners who have been fined have been sent letters to notify them of the accumulating fines. Next hearing is set for 4/6. Four homes are being reviewed.

AR: At the February meeting, the Board voted to lien 2 accounts and begin foreclosure proceedings on 3 accounts. Colombo has request legal fees paid up front to begin foreclosure action, in the amount of \$2100 each. A motion was made by Carol and seconded by Paul to approve \$2100 in legal fees to proceed with foreclosing on accounts #89639 and 105966. All were in favor and the motion carried.

Legal is still working on the amendments to change board terms to two years.

5. Old Business

a) **Oak Trimming:** Schurlknight Landscape provided a quote for palm trimming/oak removal. A motion was made by Paul and seconded by Carol to approve the quote in the amount of \$6323. All were in favor and the motion carried.

b) **Landscape Contract:** Contracts with Bluebell and Apex were cancelled as of 2/28/21. Schurlknight Landscape and TruGreen will start 4/1. The Board is looking

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forward to beginning the new contract. Bluebell has not done much service one the property since cancellation was received.

- c) **Pool Repairs:** The order has been placed with Symbiont Service to order a new unit for the geothermal system. Unit #1 has failed. The cost of repair did not justify replacement of a 10-year-old unit. The unit has been ordered. It should be installed by mid-April. All other units are functioning.
- d) **Tennis Court Maintenance:** Management is working on quotes for fence repair, court repair and install of a key card system. It is about \$6K to install electric and key card system. The Board discussed possible vandalism of the system. Other options will be explored.
- e) **Flooding of Units:** A unit reported that they have water issues in their backyard. Management reviewed and the issue is the same with many units. The pitch of the backyard slopes into the home. The owner understands this is not an Association issue and will submit an ARC for the work they would like to do.

Management is also working on quotes for installation of fountains in the lakes.

6. New Business

Owners discussed issues with oak trees of neighboring properties. Owners are allowed to trim anything over their property line. Roots are also a problem. An email blast will be sent to all owners to review their trees. Removal is the best option. The Association cannot force an owner to remove a tree.

- 7. **Adjournment: With no further business, Scot motioned to adjourn the meeting, Bob seconded. The meeting adjourned at 8:06PM.**