

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

October 27, 2022

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—Present

Also present was Monica Riley from SCPM.

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

3. **Approve Minutes 9/22/22:** A motion was made by Scott and seconded by Carole to approve the minutes as presented. All were in favor and the motion passed.

4. **Manager's Report:**

AR: Only 5 accounts are now currently with legal. Account 100939 paid in full on 10/11. We initiated the foreclosure lawsuit on Acct 111638. Legal is still trying to serve the owner with foreclosure paperwork.

Acct 117251 is nearing \$3000 threshold; the Board will monitor and vote to foreclose the lien when the account hits \$3000.

Accounts 89639 and 19912 were all submitted to legal. Liens can be placed after November 7.

Three accounts are nearing the \$600 threshold for legal/key card shut off. Management will monitor.

Compliance: Self help was completed on the fence on Range. Self help letters for landscape have been sent and when they expire the work will be completed and the funds attached to owner's account.

5. **Old Business**

- a) **Nature Boardwalk Project:** Install is ongoing. Recent rains have put the completion behind, as most of the area is underwater.
- b) **Security Cameras/Card Audit:** The down payment for the new monitored security cameras was submitted to Envera Systems. We are waiting for materials and for the job to be scheduled. The card audit is underway. We currently have 78 homes accounted for.
- c) **2023 Budget Adoption:** The Board reviewed the proposed budget and answered questions from owners in attendance. A motion was made by Scott and seconded by Carole to adopt the 2023 budget with fees remaining at \$90 per month per home. All were in favor.

6. **New Business:**

- a) **Sod/Soil Test/Irrigation/Well:** Ryan Abney from TruGreen was onsite to review sod issues reported at the September meeting. He has taken soil samples and is awaiting results. He remembers when they took over fert/pest of our property and the east side was full of weeds. Some bare areas that are being reported are the effects of the weeds dying off and the sod needing to fill in. He feels some time is needed, but the program we have is helping. He did state plugs and a full re-sod would be costly.

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He is willing to meet onsite with any concerned owners/Board members and management can set that up.

Schurlknight submitted a report that the well at the pool area has failed. A quote from D&E Pump was received for a new 4", 350 ft well and abandonment of old well in the amount of \$19294.50.

Schurlknight has also reached out Heidekruger and Aqua Source for a comparable quote, but to date, none has been received. A motion was made by Paul and seconded by Debra to approve the contract with D&E. All were in favor.

b.) **Revised Rule Adoption:** A revision to the rule was mailed to all owners and update on the website. No rentals of the pavilion will be honored. Debra discussed the "dawn to dusk" time frame. This is an issue because sunrise/sunset varies during the time of year. A motion was made by Carole and seconded by Scott to adopt the revised rules. All were in favor.

Paver driveways were discussed. Legal will review this matter.

7. Adjournment: With no further business, a motion was made by Paul and seconded by Scott to adjourn the meeting. The meeting adjourned at 7:48PM.

Next Meeting Date: 12/1/22 Annual Meeting/Election