

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

February 24, 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—Absent
- 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 11/22/21 & 12/2/21: A motion was made by Debra and seconded by Carole to approve the minutes as presented. All were in favor and the motion passed.

4. Reports of Officers, Committees, Manager:

Management reported on AR: We received payment in full from a long standing delinquent account that was set to be foreclosed. The Association received over \$12,000. Four other accounts are still with legal.

Compliance was discussed. The Board agreed to allow Attorney Colombo send violation letters to pursue compliance when owners have ignored violation letters from management.

5. Old Business

- a) **Tennis Court Maintenance:** The product that was ordered for the fencing was green coated, as opposed to black. The black coated would have been slightly less expensive, but time frame for receiving the product was longer than the green coated fencing. Materials have been received; we are waiting for the permit to be issued.
- b) **Nature Boardwalk Project:** When the original quote was submitted, stainless steel hardware was not an option. The supplier has since gotten product in, and the Board can change to SS hardware for an addition \$6000. After discussion it was decided to leave hardware as is. A quote for sealing the wood will be submitted. Project is in permitted
- c) **Damage Caused by Landscapers:** Numerous owners have reached out regarding chips and nicks in their fencing from the weed wackers/edgers. Many of the fences are original and are brittle. The Board can not in good faith make Schurlknight Landscaping install new fences that are almost 20 years old. Owners are also demanding trees be replaced when hit by an edger. Owners must put some type of protective border around their trees to protect them.
- Management will draft correspondence to owners regarding damage to fences/personal property, items left in backyards, messes left in backyards, protective barriers around personal trees/gardens, and calling utility services to repair hardware throughout community.
- AT&T was contacted to repair dilapidated equipment, but they refused until service was interrupted due to failing equipment.

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Management presented a quote from Symbiont Service to repair the spa heater, in the amount of \$1832.84. A motion was made by Paul and seconded by Carole to accept the quote. All were in favor. We may need to investigate full replacement of that heater.

The flagpole was discussed. A repair is need for the rope, which management is setting up. We currently have no volunteers for raising, lowering, or replacing the flags. Scott Remson volunteered. We will also pursue other volunteers to help as well.

The bowling alley painted the concrete wall that runs along the south side of the property, but only on the bowling alley side. The side facing into the community was not done. Management will reach out to the bowling alley.

Scott discussed landscape replacement. A walk through will be set up with Schurlknight and Tru Green to assess landscape and sod now that irrigation is up and running and the threat of frost is just about passed. Quotes for concrete curbing are being pursued. n

Hibiscus bushes around the pool equipment must be removed, per Health Dept. Schurlknight will remove for \$200.

Scott discussed a bike tied to a street sign on Range Dr. The city has been called for removal.

- 6. Adjournment: With no further business, a motion was made by Paul and seconded by Debra to adjourn the meeting. The meeting adjourned at 7:50PM.**