

Minutes are not approved until the next Board meeting.

# Sonesta Walk Homeowner Association Inc.

## MINUTES of THE MEETING of THE BOARD of DIRECTORS

**July 28, 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 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 2/24/22:** 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. Reports of Officers, Committees, Manager:**

Management reported on AR: Two accounts are with legal for foreclosure. The Board confirmed if owners have reached a \$600 balance, pool access cards will be turned off and the account will be turned over to legal. Foreclosure lawsuit will begin with \$3000 balance. Account 89639 that was cleared up earlier in the year has not paid since and will be sent to legal again, as they are reaching the \$600 balance.

Compliance was discussed. Pictures are being sent to owners for violations. A home that backs to Range Dr. has been cited for moldy fence and home. A price to remedy will be secured and proper notification will be sent to the owner. The Board will self-help the violation and the cost will be added to the owner's account.

**5. Old Business**

**a) Tennis Court Maintenance:** The new fence is up, the court resurfacing is done. Next will be the privacy screening.

**b) Nature Boardwalk Project:** The old boardwalk has been removed. Flawless Landscape has trimmed the preserve. Install for the boardwalk will begin 8/1. The Board again opted out of stainless-steel hardware. A price to stain the board walk will be secured. The wood will need to cure for at least 60 days after install.

**6. New Business:**

**a. Security/Cameras/Card Audit:** The Board and owners in attendance discussed at length security of the community. Management will reach out to Melbourne PD to secure a letter of Authority for trespassing non-resident owners. We will look into after-hours surveillance, and possibly tying the security system to the card system. A card audit will be performed, management will secure mailing. Owners in attendance discussed a neighborhood watch committee. Melbourne PD can assist with this. Owners in attendance discussed access through the yards of homes at the southern border of the community. Some homes have opted to install fencing between the end units to prevent this. This is private property, owned by the owners,

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and there is no easement or common area behind these homes. Unfortunately, owners need to work together to fence this off, as the HOA has no jurisdiction over the area.

- b. Sunshade:** The Board reviewed quotes, but feel they want a more solid structure as opposed to a fabric shade. Management will secure bids.
- c. Concrete Curbing Project:** Brevard Landscape has scheduled this for 8/8-9. Curbing will be installed at pool parking lot entrance, front sign and western entrance. No curbing is planned for center entrance island as it has a concrete curb. Stone install and plant install will be reviewed once curbing is installed.
- d. Painting of Homes:** The Board discussed homes in need of paint and homes that have painted using different shades. Management has reached out to those homes, and the issue has been remedied. Our documents do not allow for the HOA to take over this responsibility. Painting and roof colors will always be an issue, as owners are required to do both of these maintenance items, and can choose their contractors and material suppliers.

Management will review bulletin board for maintenance.

- 7. Adjournment: With no further business, a motion was made by Debra and seconded by Carole to adjourn the meeting. The meeting adjourned at 8:24PM.**