

Minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

MINUTES of THE MEETING of THE BOARD of DIRECTORS

September 22, 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—Absent

Also present was Monica Riley from SCPM.

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

3. Approve Minutes 8/25/22: 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: 6 accounts are currently with legal. 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 100939, 89639 and 19912 were all submitted to legal. Liens can be placed after November 7.

Compliance: Self help will be completed on the fence on Range this week. Some of the repeat offenders are homes that we are pursuing collections on.

Bowling Alley was called to see if they would paint/clean the wall along the south side of the community.

5. Old Business

a) Nature Boardwalk Project: Install is ongoing. Recent rains have put the completion behind, as most of the area is underwater. FL Fence Co states work should be completed by end of month. They will then start working on quote for privacy screening at tennis court and quote to stain the new boardwalk to preserve the condition.

b) Sunshade for Playground: The Board reviewed quotes presented by ARC and BYOB. Cost was over \$23K. This item is tabled for now.

c) Security Camera: Board is reviewed quotes from Envera Systems for a monitored camera system and CDA for both pool and tennis court area. A motion was made by Paul and seconded by Carole to approve the quote from Envera in the amount of \$17,420.65 for the pool/cabana area and maintenance/monitoring in the amount of \$546.22 a month. All were in favor. We are still working on cameras and card system quotes for the tennis court area. A card audit will be performed this year and be mailed to the owners with the one of the upcoming budget meeting mailers.

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6. New Business:

- a) **2023 Budget:** The Board and management reviewed. The fees are proposed to stay the same at \$90 per home per month. The budget will be adopted in October.
- b) **Set Annual Meeting Date:** The Board set the Annual Meeting date for December 1st at 7PM. The first notice will be processed in early October.
- c) **Irrigation Schedule:** Schurlknight has been asked to map the system. Owners expressed concerned about mowing in the backyards. Sod install was discussed. We will get the landscapers to test the soil on the east side of the community.
Owners in attendance discussed janitorial service and would like cleaners to show up earlier.
Owners discussed updating the website.
Rental of the pavilion is not allowed anymore. This information will be sent to all residents in the next mailer.

7. Adjournment: With no further business, a motion was made by Carole and seconded by Scott to adjourn the meeting. The meeting adjourned at 8:13.PM