

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

June 29, 2023

Community Pool

1. **Call to order** – 7:00pm Paul Taub called the meeting to order. All the people in attendance were owners.
2. **Roll Call/Quorum** – With 5 board members present, quorum was met.
Pres: Paul Taub
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins
DAL: Bob Tolomeo—Absent
3. **Approve Minutes: 5/30/23:** A motion was made by Carole to approve the minutes as presented. Paul seconded and all were in favor.

4. Manager's Report:

Accounts Receivable:

Account 20068: Balance on account is for old owner, and title company has closed that performed the closing. Legal has suggested to write-off the amount as bad debt. Management will process.

Account 111638 Owner is still evading being served with foreclosure papers. Legal is working with process server for update. We may need to file a new lawsuit.

4 accounts are being sent to legal for collections.

A fine hearing is going to be planned for late July, as final notices to some homes have been processed violations.

1070 Drain Grate: Meeks plumbing has not provided an invoice for repair to the drain. First Quality Plumbing will provide a quote.

South Preserve Boardwalk: Project is in permitting.

CIT Bank Charges: Management is still working on getting the \$1.95 fee waived for signing up for ACH payments through the HOA bank, CIT. It is recommended that owners use their bill pay options from their personal bank's website and mail to the PO Box for CIT for processing. Info will be emailed to all owners.

Storage Room Clean Out: Kel Clean has sanitized the closet and Carole will assist management with cleaning out the front closet next.

New sign for meeting and no smoking signs will be ordered.

Alexis is getting a quote for janitorial services, 7 or 5 days a week, starting at 8AM.

5. New Business:

a. **Pool/Spa Resurfacing Quotes:** The Board reviewed quotes but they do not feel this maintenance is needed. Converting the sanitization pump system to salt water. Luke Gel provided a quote for \$22K. Scott reported that the salt conversion might not be the best.

b. **New Well:** The 4th well is in permitting. Alexis Ravetti explained the need for the 4th.

c. **Metal Roofs:** No opinion has been received from legal. Management reviewed section of the docs regarding roofing materials. The Board does not feel metal roofs keep with the continuity of the neighborhood.

d. **Pool Security:** The Board reviewed a contract provided by Admiral Security in the amount of \$10,456 annually, \$871 monthly, for services Fri-Sat-Sun, from noon-8PM, July, August and

Board minutes are not approved until the next Board meeting.

September. The Board is concerned with the upcoming 4th of July holiday. Owners presented questions regarding what the guard can and can't do, what hours, and how this will be funded. This project will be funded from retained earnings from the previous year's roll over. Carole will aid management to discuss this contract further.

Scott motioned to accept the contract with Admiral Security after negotiations with the Board. Carole seconded the motion.

Vote: Yay—Carole, Bob, Scott. Nay—Paul and Beth.

A legal opinion will be secured on this matter regarding funding and actions they can't take.

A Melbourne Police Officer will be hired for the holiday weekend, 7/1, 2, 3 and 4 from noon to 9PM.

New Business:

- a) **Damage by landscapers:** Owners are claiming damage to their property, assumably by the landscapers. Owners cannot provide proof that damage was caused by Schurlknight. Some can provide proof. Management will reach out to legal for an opinion regarding the terms "readily available" when it pertains to maintenance of landscape. Guards need to be placed on equipment. The owner will be asked to attend a board meeting to discuss issues with the board.
- b) **Pressure Washing:** Management is securing quotes for pressure cleaning of the sidewalks and pool area from Kel Klean. Cleaning of the driveways will not be done this year.

The Board discussed moving the meeting times.

Adjournment – 8:25pm, A motion was made by Paul and seconded by Beth to adjourn the meeting.

Respectfully Submitted,

Monica Riley, CAM

SCPM