

Board minutes are not approved until the next Board meeting.

**Sonesta Walk Homeowner Association Inc.**

**Board of Directors Meeting Minutes**

**January 25, 2024**

**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 7 board members present, quorum was met.

Pres: Paul Taub

VP: Scott Remson

Treas: Carole Benard

Sec: Beth Tompkins

DAL: Rachel Koscielniak

DAL: Bob Tolomeo

DAL: Dan Torchio

**3. Approve Minutes: 9/28/23 & 12/07/23(2):** A motion was made by Carole to approve the minutes as presented. Dan seconded and all were in favor.

**4. Manager's Report:**

**Accounts Receivable:** We have 6 accounts with legal for non-payment of the fees.

111638, 32025, 116880, 111360, 123433, 114852

**ARC:** We have an owner who want a wrought iron fence in the front, similar to 750-101/102. Management has spoken to the owner to explain that mowing will not be done in that area if fenced. The owner agreed. Management has requested a formal sketch of the installation of the fence and contractor information. The Board is not interested in allowing this.

**Compliance:** Bob discussed curbing dogs in the neighborhood. He suggested a letter to all owners. Ridgecrest has complained to Towers that Sonesta residents are not curbing pets in their common area.

A new committee member is needed for the Compliance Committee, as Rachel is no longer allowed to be on the committee by law, as she is a Board Member. A motion was made by Carole and seconded by Bob to appoint Mary Jane Heath to the committee. All were in favor and the motion carried.

The Board reviewed the compliance log for the HOA. A motion was made by Carole and seconded by Paul to fine the following homes a \$100 per day to cap at \$1000 per FS 720.

Pressure Clean Driveway Sidewalk Entryway

750-103	810-106	910-104
770-101	830-101	950-101
785-106	855-102, 103, 104, 105	970-103
790-102 &106	890-106	1030-101
1050-104	1070-101	1125-101
1055-102, 105	1120-105	1165-106

1185-101, 102

1240-104

1285-101, 102

Mold on Home: 1030-101

Clean fences: 1260-102/104

Pick up satellite dish hanging off house: 1265-102/745-101

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Weeds in landscape beds: 770-101

Remove Storage bin in front of garage: 855-104

All were in favor and the motion carried.

The hearing is set for 3/4/24 at 6PM at the pool pavilion. Zoom is also an option for owners to attend.

**Drain Grate:** Meeks plumbing has completed the work, no invoice has been received yet.

**South Preserve Boardwalk:** The demolition has begun, and the techs are waiting for the water to recede from the area. For an additional 3-4K, Florida Fence Co. will rent a pump to get the water out so they can set the concrete. The Board

**New 4<sup>th</sup> Well:** The well is dug. Schurlknight has provided a cost for a new pump and cost for hooking the irrigation into the pump for the new well. Gault Electric is working with FPL for electric service to the well area.

**Old Business:**

**New Business:**

**Rental Restriction Amendment:** Dan reported that other Association's he has lived in have implemented background checks and screening for rentals. Dan motioned to get a quote and guidance from legal counsel to amend the declaration to allow rental restriction and a screening committee. With no second, the motion failed.

Dan volunteered to go to Melbourne and West Melbourne council meetings to discuss a traffic light on Range/Dairy.

Scott discussed driveway repair options for cracks/lifting. He presented options for repairs for the Board to review. The Board will review the samples of the coating during the day, but in general like the idea. Scott will submit a formal ARC for his driveway repair.

**Adjournment** – 8:40pm, with no further business the meeting adjourned. Bob motioned and Rachel seconded.

Respectfully Submitted,  
Monica Riley, CAM  
SCPM