

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

May 22, 2025

7PM

Community Pool

1. **Call to order** – 7:00pm VP Scott Remson called the meeting to order. All the people in attendance were owners. Any none owners were asked to leave.
2. **Roll Call/Quorum** – With 3 board members present, quorum was met.
Pres: Paul Taub –Absent
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins
DAL: Bob Tolomeo—Absent
3. **Approve Minutes: 2/27/25** A motion was made by Carole to approve the minutes as presented. Beth seconded. All were in favor and the motion passed.

4. Manager's Report

Accounts Receivable: We have 6 accounts that have liens placed and are slated for foreclosure. The intent to foreclosure notices have expired. Attorney Colombo requires a \$2300 deposit to start the foreclosure lawsuit.

A motion was made by Carole and seconded by Beth to start the foreclosure lawsuit for the following accounts:

32025

116880

89639

All were in favor and the motion carried.

111360 is already in mortgage foreclosure, the Association will piggy-back off of that foreclosure, rather than start our own.

Compliance: A motion was made by Carole and seconded by Scott to fine the following homes for violations of the governing documents \$100 per day to cap \$1000 per FS 720.

Weeds in landscape beds- replenish mulch/stone

1050-104

1030-101

790-103

Pressure clean driveway, sidewalk and entryway

1010-102

910-104

950-103

990-103

790-103

990-105

1145-101

1285-106

Remove stains/paint home

1050-102

1240-101

Remove stump for recent tree 1145 -102

Remove car on jacks in driveway—990-103

All were in favor and the motion carried.

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Owner of 850 Luminary 101 was fined for stains on the home, weeds in the beds, and trash can placement. The violations have since been brought into compliance and all short pay fees have been paid up. The Board agreed to waive half the fine. The owner will need to pay all late fees and \$500 on the fines.

New 4th Well—FPL placed the meter; power is going to the well pump. All is functioning and Schurlock running through the system to ensure all is working.

Board Walk Stain- Completed.

Tennis Privacy Screen- The privacy screen is scheduled to be completely removed.

Cancel Envera- Envera is demanding we pay the full amount of the contract. At this point, the Board wants to sit and discuss the camera system.

Internet/WIFI—a service call has been scheduled to get the wifi back up and running.

Old Business:

Painting of Pavilion: We are getting quotes from Anchor, Keenan and Integrity Painting.

Pool Resurfacing- Quotes will be updated. This and the painting will be planned for Dec 25-Jan 26.

Pool Parking Lot Asphalt Sealcoat: We are securing quotes to start oak removals and revamp of the landscape beds.

New Business:

Insurance Update: The Board reviewed the current insurance replacement costs. We will increase the fences from \$7600 to \$10K and request a cost. Board will review at next meeting.

Owners discussed criminal activity and trespassing. Owner Dan Torchino has been working with the Melbourne Police dept. The Authority to Trespass letters are being updated for 2025 and will add tract Y (corner near bowling alley). Dan volunteered to head Neighborhood Watch Committee. More info to come.

Owners discussed rental restrictions.

Owners discussed drainage issues. Land around homes is not owned by the HOA, it is owner property.

The Association has no jurisdiction over property owned by owners.

Adjournment – 8:11 pm, with no further business the meeting adjourned. Carole motioned and Scott seconded.

Respectfully Submitted,

Monica Riley, CAM

SCPM