

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

June 26, 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 non owners were asked to leave. One non-owner was trespassed, as they would not leave the community pool/pavilion area.

Business formally started at 7:17PM

2. **Roll Call/Quorum** – With 4 board members present, quorum was met.

Pres: Paul Taub –Absent

VP: Scott Remson

Treas: Carole Benard

Sec: Beth Tompkins

DAL: Bob Tolomeo

3. **Approve Minutes: 5/22/25** A motion was made by Bob to approve the minutes as presented. Carole seconded. All were in favor and the motion passed.

4. **Manager's Report**

Accounts Receivable: Foreclosure lawsuits have been filed for the following accounts with Attorney Colombo. Cost deposits were paid.

32025

116880

89639

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

Owners need to update their automatic payment info online, late fees are getting assessed on the balance. Management will reach out to owners.

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

Trim oak trees and all landscaping on your property

895-105

Pressure clean driveway, sidewalk and entryway

1010-101

970-103

All were in favor and the motion carried.

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 at the 5/22/25 Board meeting. The owner will need to pay all late fees and \$500 on the fines. Correspondence from the owner was emailed and hand distributed to the board by the owner's brother. The Board made no change to the original waiver of \$500 from 5/22/25. This has been relayed to the owner.

Tennis Privacy Screen- The privacy screen has been completely removed. Florida Fence is coming out to review the bowling fencing.

Internet/WIFI—The internet and wifi is back up and running, an email blast with password will be generated.

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Old Business:

Painting of Pavilion: We have quotes from Keenan, Anchor and RMA Painting. They need to be updated to add railings.

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:

Envera/Security Camera Update: Envera is demanding we pay the full amount of the contract. Paul reported to the Board via email that he spoke to Attorney Colombo regarding the matter. No other update. The Board would like to discuss the matter with Colombo. If a quorum is present the meeting will require proper notice and minutes, but will be closed to owners, as we are meeting with legal counsel. Management will schedule.

Dan Torchino volunteered to start a Neighborhood Crime Watch Committee. He drafted an email for the Board to review. The Board members in attendance directed management to send the email blast to owners regarding volunteers. Once volunteers come forward, the Board will formally appoint the committee, and they must meet with Melbourne Police Department to discuss parameters surrounding this committee.

Owners in attendance discussed compliance and the laws the Association must follow when attempting to gain compliance.

We will be performing a pool audit.

Adjournment – 8:05 pm, with no further business the meeting adjourned. Carole motioned and Bob seconded.

Respectfully Submitted,
Monica Riley, CAM
SCPM

Carole Bernard has sold her house, and she formally resigned from the Board of Directors, as she will no longer be an owner soon. She was thanked for her efforts and time on the Board. She will be missed.