

Sonesta Walk Homeowner Association Inc.

MINUTES of THE REGULAR and BUDGET MEETING of THE BOARD of DIRECTORS

November 18, 2015
7pm at the Pool Pavilion

APPROVED

1. **Call meeting to order:** by the President at 7:00 pm
2. **Roll call:**
 - Richard Denza, (President) - present
 - Patti Wielgus (Vice President) - present
 - Keith Paradis (Treasurer) - present
 - Scott Remson (Secretary) - present
 - Stan Pietrowski (Director)- present
3. **Approve Minutes of October 21 and November 8, 2015-** Patti Wielgus motioned to approve the minutes dated October 21, 2015, Scott Remson seconded the motion that carried unanimous. Patti Wielgus motioned to approve the minutes dated November 8, 2015, Scott Remson seconded the motion that carried unanimous.
4. **Reports of Officers, Committees, or Agents**
 - **Officers-** None
 - **Manager** – Scott Armison with SCPM delivered the current financial balances as of 11/18/15, Operating account - \$99,588.08, Reserves - \$137,663.80 and Receivable - \$33,353.68, total assets of \$284,598.66.
 - **Committees**
 - **Architectural Review Committee-** None
 - **Contract Committee-** None
 - **Social Committee-** Some in attendance thanks those who assisted with social on 10/30/15. A suggestion was made to hold the event later in the evening allowing those who work to attend. This committee is seeking a chair.
 - **Infraction Hearing Committee-** The committee met and reviewed a number of violations. The following fines are recommended for Board approval. Scott Remson motioned to support the infractions committee's recommendations. Keith Paradis seconded and the motion carried unanimously.
 - a. When the following violations reach the maximum fine of \$1000.00 on 12/16/15 per occurrence the committee recommends to the Board the fine(s) is applied to the account. If corrected by 12/16/15 the violation

will be closed.

i. Luminary Circle:

1. 745, #103 – Pressure clean driveway and remove oil stain.
2. 1055, #101- Pressure clean driveway and walkways
3. 1035, #103 – Remove weeds from all landscape beds
4. 745, #106 – Remove weeds from all landscape beds
5. 855 #101 – Repair/Replace missing soffit over 2nd floor
6. 995, #101 – Repair dent in garage door

ii. Radiant Way

1. 4590, #101 – Trim dead palm fronds, Remove weeds from all landscaping beds and pressure clean driveway and walkways

b. When the following violations reach the maximum fine of \$1000.00 on 12/21/15 per occurrence the committee recommends to the Board the fine(s) is applied to the account. If corrected by 12/21/15 the violation will be closed.

i. Luminary Circle

1. 975, #102 – Pressure clean driveway and remove oil stain.

➤ **Communication Committee-** Nancy Remson announced the fall newsletter went out. Received two responses from owners, one on delivery options via email, the other a copy be sent to tenant.

5. Old Business

➤ **Monument Sign** – Richard Denza delivered an update on the sign. Tentatively scheduled for installation mid-December.

➤ **Sod Replacement** – Scott Armison walked the grounds with US Lawns the day before the meeting. He is waiting on a report of the areas to be cut out and replaced however anticipated approximately 5 pallets of sod.

6. New Business

➤ **Pool and Jacuzzi Resurfacing** – Stan Pietrowski who sits on the contracts committee opened two sealed envelopes containing bids to resurface the pool and Jacuzzi. After board review Richard Denza motioned to accept the proposal from All Star Pools of Brevard for \$23,200. Work will be scheduled in January or February. Patti Wielgus seconded the motion that carried unanimously.

➤ **Newsletter** – Based on the current layout the cost for printing and mailing the newsletter is over \$1300.00 per quarter. The committee is already looking into options to distribute the information differently as the budget won't support this expense. Many agreed the website is a good start along with email. Richard asked the committee to work together with the Board to

reduce the size of the newsletter and change the method of distribution to reduce the expense.

- **Holiday Vendor Gift** - Keith Paradis motioned to duplicate previous year holiday gift by sending the following vendors a yearend bonus. Scott Remson seconded and the motion carried unanimously.
 - i. Pool Service - \$150.00 to Josh and \$50.00 to his assistant
 - ii. Custodial Service - \$50.00
 - iii. SCPM - \$200.00 to be used towards buying the team lunch

7. Adjournment – 7:45 pm, Richard Denza motioned to adjourn, Patti Wielgus seconded and all agreed, the meeting ended.