

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

February 22, 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 6 board members present, quorum was met.

Pres: Paul Taub

VP: Scott Remson—Absent

Treas: Carole Benard

Sec: Beth Tompkins

DAL: Rachel Koscielniak

DAL: Bob Tolomeo

DAL: Dan Torchio

3. Approve Minutes: 2/22/24 A motion was made by Bob to approve the minutes as presented. Paul seconded and all were in favor.

4. Manager's Report:

Accounts Receivable: Colombo is working on all collection issues. Two accounts have fines applied.

A motion was made by Rachel to waive the fine on 1145-101, as the compliance has been met. Bob seconded and all were in favor. A stern letter stating this is the only time for waiving.

A motion was made by Bob to pursue collection of fine and compliance with Attorney Colombo for 1285-103. No compliance has been met. Carole seconded and all were in favor.

Compliance: The Board discussed various violations and how to gain compliance. We are in need of a new committee member for fining.

A motion was made by Carole and seconded by Bob to fine the following homes for non-compliance of the governing documents:

Pressure cleaning driveway, sidewalk, entryway:

4590-101 1055-101 1145-102

Mold on house:

1285-101 1260-106 4590-101

875-103 Weeds in beds

4555-103 weeds in bed/trim all plants

Window AC unit 1035-102

1285-101- Trailer stored on site

All in favor.

Dan discussed tracking rentals. Management will provide list of rented home.

Tree trimming and insurance

Homes that were voted on 1/25/24 that are still in non-compliance:

Pressure clean driveway, sidewalk, entryway:

770-101 790-106 810-106 910-104 950-101 970-103

1055-105 1125-101 1185-101 1285-102

Pick up satellite 745-101

South Preserve Boardwalk: Progress has been made.

New 4th Well: We are working with FPL on getting the meter placed.

Board minutes are not approved until the next Board meeting.

Pressure cleaning of common area sidewalks—Working on quotes with Kel Klean.

Janitorial quotes for 5/7 days- working on quotes with Kel Klean.

West Lake Dredging- Working on quotes with Solitude.

Letter to owners to be drafted by management for board approval—completed. We are working on card audit.

New letters for sandwich board—management will measure and order.

The security camera system, and is it functioning.

Sonesta Walk printed envelopes- Carole and Lex are working on this.

Old Business

New Business:

Appoint New Compliance Committee Members: Dorothy Feinberg volunteered for the committee. A motion was made by Rachel and seconded by Carole to appoint Dorothy. All were in favor.

An owner in attendance discussed fencing between blocks of homes on the south end of the property. Unleashed dog violations were discussed. Suggested we contact animal control and violations of our own rules. We have an owner who willfully disregard both.

Adjournment – 8:02pm, with no further business the meeting adjourned. Dan motioned and Bob seconded.

Respectfully Submitted,

Monica Riley, CAM

SCPM