

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

November 7, 2024

7PM

Community Pool

1. **Call to order** – 7:00pm President Paul Taub called the meeting to order. All the people in attendance were owners.
2. **Roll Call/Quorum** – With 5 board members present, quorum was met.
Pres: Paul Taub
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins-Absent
DAL: Rachel Koscielniak
DAL: Bob Tolomeo
DAL: Dan Torchio-Absent
3. **Approve Minutes: 8/22/24** A motion was made by Carole to approve the minutes as presented. Paul seconded. All were in favor and the motion passed.

4. Manager's Report

Accounts Receivable: We have 4 accounts that are on payment plans to clear up balances. Once account is slated for legal.

Compliance: We are working on some parking/vehicle violations. No Fine Committee hearings will be scheduled until after the holidays.

Project Update:

Board Walk Ramp--complete

Preserve Trim- complete

Fire Hydrant maintenance- complete

New 4th Well—FPL meeting 11/5/24- Current transformer does not have any room for new service per FPL. Gault installed equipment per recommendations from FPL. Lineman will be out to review again. If same is found after review, FPL will quote to either upgrade or install an additional transformer.

The Board reviewed quotes from Signal Security for installation of their cameras, monthly monitoring and alarm response and weekly patrols. This will be reviewed by the Board after the 12/4/24 Annual Meeting.

Old Business:

- a) **2025 Budget** – After brief discussion and questions, a motion was made by Carole and seconded by Bob to adopt the 2025 budget as presented with monthly fees at \$100 per unit per month. All were in favor and the motion passed unanimously.

Adjournment – 7:25pm, with no further business the meeting adjourned. Paul motioned and Bob seconded.

Respectfully Submitted,

Monica Riley, CAM

SCPM