

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

May 23, 2024

7PM

Community Pool

1. **Call to order** – 7:00pm Scott Remson 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—Absent
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins—Absent
DAL: Rachel Koscielniak
DAL: Bob Tolomeo—Via Speakerphone
DAL: Dan Torchio--Absent

3. **Approve Minutes: 3/28/24** A motion was made by Carole to approve the minutes as presented. Scott seconded and all were in favor.

4. Manager’s Report

Accounts Receivable: We have 5 accounts in collections for nonpayment. 2 accounts have reached the \$660 threshold and key cards have been turned off.

Acct 105891 was fined for non-compliance and has requested the Board waive the fine. The Owner has updated all contact info, and brought the home into compliance. The home is leased, and the info is on file. The Board did not motion to waive the fine. The fine will remain on the account until paid and the key card will not be turned on until paid.

Compliance: We held our first 2024 hearing on 5/8. Minutes from that hearing were presented to the Board. A motion was made by Carole and seconded by Rachel to fine the following homes for non-compliance of the governing documents:

Pressure clean driveway, sidewalk and entryway

- 1120-105
- 1260-102
- 995-103
- 4570-102

Mold on house (need to paint or clean)

- 1240/103
- 1265/106
- 745/103

- 850-101
- 4535-103

Trash Cans

- 850-101

Weeds in beds

- 850-101
- 895-105

All in favor.

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South Preserve Boardwalk: The boardwalk is completed, payment is being issued. Carole and management walked the length of it. We will need another step at the north end. The Board will look at staining/sealing both boardwalks.

New 4th Well: FPL has placed the meter can for the new well, and irrigation and electrician have completed there end of the work. FPL will set the meter and provide final inspection.

West Lake Dredging- A quote from Solitude was reviewed. Some dredging is needed, but erosion issues and a new drain box are needed. A quote for \$11K was received and management is securing more. A motion was made by Scott and seconded by Bob to approve a do not exceed amount of \$15K for repairs in the west lake.

Pressure cleaning quotes: A motion was made by Carole and seconded by Rachel to approve \$1440 for sidewalk cleaning. All were in favor.

Sonesta Walk printed envelopes- Carole is still working on this,

Old Business

New Business:

Onsite Security: Management is still securing bids. We will plan a meeting with Signal Security.

Rule Revision: The Board is still working on revising and removing redundant info.

Overflow Parking: The Board discussed parking of vehicles in the pool parking lot. The lot is full and no one is at the pool. The USPS sometimes cannot find a spot. The Board is looking into removing the handicap spot on the east side of the lot and also implement towing.

Adjournment – 7:44pm, with no further business the meeting adjourned. Scott motioned and Bob seconded.

Respectfully Submitted,
Monica Riley, CAM
SCPM