

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

July 25, 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 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—Absent
DAL: Dan Torchio
3. **Approve Minutes: 5/23/24 & 6/12/24** A motion was made by Carole to approve the minutes as presented. Dan seconded. VOTE: Aye—Carole, Rachel, Beth, Dan. Nay—Paul. With 4 affirmative votes, the motion passed.

4. Manager’s Report

Accounts Receivable: We have 3 accounts in collections for nonpayment. 7 accounts have reached the \$600 threshold and key cards will be turned off and will be turned over to legal once the Notice of Late Assessment. There was discussion regarding the \$600 threshold for legal. This was a board decision and if the threshold need to be lowered or raised, the Board can vote to do that. No action was taken.

Compliance: Next fine hearing 7/31/24, 5:30PM via zoom and the clubhouse.

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

Pressure clean driveway, sidewalk and entryway

1120-105

Mold on house (need to paint or clean)

810-106

Trash Cans

1055-101

765-102

790-103

810-101

Weeds in beds

1035-102

1050-104

1055-101

765-102

790-103

790-104

910-104

4590-101

Trim all landscaping

765-102

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810-101

830-101

VOTE: Aye—Carole, Rachel, Paul, Beth. Nay—Dan. With 4 affirmative votes, the motion passed.

1285-102 weeds and trash were discussed. This home has been fined before for lack of maintenance to the home and the fine was waived by the Board. Management will ensure that violation letters are sent.

New HOA Laws: The newly passed House Bill 1203 was discussed and how it affects HOA's in FL that are governed by FS 720. Management read HB 1203 and FS 720 in regard to trash cans, fining, commercial vehicle parking, suspension of use rights.

Board Walk Staining: Bids are being submitted for staining by Keenan Painting and Anchor Painting. Management will reach out to Florida Fence regarding a high step up onto the south boardwalk.

New 4th Well: The project is released for scheduling. There's more work involved to shut down the transformer and accommodate the existing connection. All homeowners connected to that transformer will receive an automatic notification when the date is entered, and a 24hr notice before the work begins.

West Lake Maintenance- Per Solitude: The pond does not need dredged. only the edge could possibly be done and it would be a waste of money. The flow structures do need sediment cleared and there is some erosion that calls for a box drain to be installed so that the structure will not be undermined any further. The eroded areas will be filled in. Delaying this repair may result in the structure being damaged/cracking from unsupported weight.

Lake Drs. has also been out to review the lake and didn't feel the need to dredge either and didn't provide a quote for the erosion. City of Melbourne will be called regarding how maintenance of the drains to our lakes from the road is delineated between Sonesta and the City. We will also reach out about the City cleaning out the manhole sewers. Management has companies that do storm drain clean out if the Board is interested. Meeks Plumbing performed the last repairs and cleaning of drains by 1070 and 1140.

Old Business

Onsite Security Guard Update: Owners in the audience feel that the Board does not have the right to provide onsite security at the pool. Management, Paul Taub and Carole Bernard met with Attorney Colombo via zoom to discuss this. Attorney Colombo confirmed that an owner vote was not needed to enact the quote nor fund the project as no special assessment was levied and no increase to the 2024 budget was proposed. The Operating account will absorb this expense from retained earnings (roll over funds from previous years). The Board did not vote to pursue another legal opinion regarding this, nor did they vote to cancel the onsite security contract with Signal.

Rule Revision 2024: The need for temporary wrist bands will be removed and the Board will adopt at the September meeting. The revised rules will be mailed, emailed, posted on the Towers portal and SW website.

Renters, renters meetings, landlords, screening/vetting of renters was discussed. Our documents do not allow for background checks or rental/sales applications or interview of potential owners or renters. An amendment would be required to add this to our documents. No action was taken regarding this subject.

Parking at the pool was discussed. Dan motioned to place "Pool Parking Only- No Overnight Parking" at the pool parking lot. Paul seconded. Vote: Aye—Carole, Rachel, Paul, Dan. Nay—Beth. Owners in the audience stated that our Declaration states that the pool parking lot is used for overflow parking. This statement has not been found in the Declaration and management requested that it be provided where it states this. Until this is confirmed the signage will be postponed. Management will review the trucks onsite and try to find owner information and reach out to make more parking available for pool users.

New Business:

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Adjournment – 8:52pm, with no further business the meeting adjourned. Carole motioned and Dan seconded.

Respectfully Submitted,

Monica Riley, CAM

SCPM