

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

August 22, 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
Treas: Carole Benard
Sec: Beth Tompkins
DAL: Rachel Koscielniak—Absent
DAL: Bob Tolomeo—present via speaker phone
DAL: Dan Torchio
3. **Approve Minutes: 7/25/24** A motion was made by Carole to approve the minutes as presented. Scott seconded. All were in favor and the motion passed.

4. Manager's Report

Accounts Receivable: We have 3 accounts in collections for nonpayment. 7 accounts have reached the \$600 5 threshold and key cards will be turned off and will be turned over to legal once the Notice of Late Assessment expire. Expiration date is 8/23 for 2 accounts and 9/21 for 5 accounts.

Compliance: Next fine hearing 8/27/24, 5:30PM via zoom and the pavilion. The ARC committee will be walking the property with management to review all violations.

1035 -102 has requested that the \$1000 fine be removed from their account. They were fined for having a window AC unit. The unit has since been removed. The Board agreed to allow a payment plan or waive \$500.

1010-106 crash in front median: The police report was secured and a claim has been submitted to the owners insurance to pay for the damage.

Board Walk Staining: Bids were submitted for staining by Keenan Painting and Anchor Painting. A ramp is being installed on the south boardwalk next week. Management will walk preserve and report issues to the Board.

New 4th Well: The project is released for scheduling but a new rep from FPL has been assigned. We have reached out for an update.

West Lake Maintenance- Per Solitude: We are setting up a meeting with our lake maintenance team and the contract committee.

New HOA Laws: Changes to FL Statute 720 require all HOA's to create Hurricane Protection Rules. Management is creating draft and these will be adopted at the October budget meeting. The new rules will be mailed, emailed and posted on the portal and website for all owners to review.

Janitorial Contract: A motion was made by Paul and seconded by Carole to approve the janitorial contract from Kel Klean in the amount of \$1250 per month. SCPM Janitorial will be given 30 days notice. New Contract can start 9/23/24, unless SCPM will stop earlier. All were in favor.

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Old Business

Onsite Security Guard Update: The Board discussed the current onsite security guard. We are working to cancel the Envera Contract and have Signal Security provide cameras, monitoring and dispatch of guard to remove after hours intruders. We will ask if they require camera monitoring and onsite security or if we can stop onsite guard and only utilize cameras/monitoring. Management has draft Envera cancellation letter, waiting for Signal rep to review, Board will review and give final action to management.

Rule Revision 2024: The new rules were mailed, emailed and posted online for all owners to review.

A motion was made by Dan and seconded by Carole to approve as presented. All were in favor.

The new Rules will be emailed out, posted on website and portal and available for hard copy upon request.

We will need to draft hurricane protection rules per the new state laws passed July 1, 2024. Information regarding these rules will be mailed to owners and adopted at the next meeting.

New Business:

- a) **2025 Budget** – Adoption meeting 10/24. Management is created 2025 draft and will review with President, Treasurer and Contracts Committee. Board will review. We are planning for a 5% increase. Proposed Budget and meeting notice will be mailed, emailed and posted on web/portal as per FS 720.
- b) **2024 Annual Meeting Date 12/4:** 1st notice is being drafted and will be sent in October. This notice will have info for procedure for owners to place their name for candidacy.

Open Forum:

Preserve Area: Homeless in the preserve is still an issue. We have a Letter of Authority to Trespass on file with Melbourne Police Dept. It is renewed annually. Owners should report suspicious activity to the police and to management. We are getting trash removed from the preserve. Lighting for the area was discussed. These will need to be Association owned lights; FPL cannot get trucks back in preserve.

Adjournment – 8:09pm, with no further business the meeting adjourned. Carole motioned and Scott seconded.

Respectfully Submitted,
Monica Riley, CAM
SCPM