

Board minutes are not approved until the next Board meeting.

Sonesta Walk Homeowner Association Inc.

Board of Directors Meeting Minutes

February 27, 2025

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 4 board members present, quorum was met.
Pres: Paul Taub
VP: Scott Remson
Treas: Carole Benard
Sec: Beth Tompkins
DAL: Bob Tolomeo—Absent
3. **Approve Minutes: 11/7/24 & 12/4/24** A motion was made by Carole to approve the minutes as presented. Beth seconded. All were in favor and the motion passed.

4. Manager's Report

Accounts Receivable: We have 6 accounts that have liens placed and are slated for foreclosure. Attorney Colombo is drafting the intent to foreclosure notices.

111360

32025

19976

116880

89639

89384

Compliance: A motion was made by Carole and seconded by Paul to fine the following homes for violations of the governing documents \$100 per day to cap \$1000 per FS 720.

1055 102 Put in windows without ARC approval

790 102- No lease on file

790 103 Paint stucco repair on 2nd story

890 106 No lease on file

4555 101 debris/garbage

All were in favor and the motion carried.

New 4th Well—FPL is still working on an update. Multiple account reps have been assigned and changed from FPL. Management has reached out for an update.

Board Walk Stain- Keenan Painting: Paul motioned and seconded by Carole to approve \$4375 from Keenan painting. All were in favor. We are confirming is cleaning is required prior to painting.

Tennis Privacy Screen- Paul motioned to accept the quote of \$880 from FL Fence to replace the 10 feet of damage screening. Beth seconded. Vote: Beth, Paul, Scott. Nay—Carole\). With three yes votes, the motion carried.

Cancel Envera- Carole motioned to cancel Envera. Beth seconded. All in favor. Management will send a formal letter for cancellation and get their equipment removed.

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Hire Signal Security for Cameras/Monitoring- Quotes from Signal Security were reviewed. \$561.75 monthly monitoring. \$1675.12 install. Carole motioned to accept. Seconded by Scott. All were in favor. Before approval is given, we will confirm annual/% increases and cancellation terms, what our warranty on the system is. All were in favor.

Old Business: NA

New Business:

Painting of Pavilion: We will look at spot touch ups and secure quotes for entire painting for budgetary purposes. We were last painted by Anchor Painting in 2013 for \$2900.

Pool Resurfacing- Quotes were secured in 2023, around \$45K. Quotes will be updated.

Pool Parking Lot Asphalt Sealcoat: This project is hinged on the new well, when the oaks will be removed, new landscaping will be installed, old mulch/stone/leaves will be removed from beds. Then the parking lot will be seal coated.

Overflow parking was discussed. We will be removing the one handicap on the east side. Two signs stating Pool and Mail Pick-up Parking only for West side will be ordered. A Affordable will be contacted.

Scott reported that longtime resident Karen Figy passed. She was an asset to the community and will be missed.

Tennis court resurfacing was discussed. It was done in 2022 by Nidy. Cracks are not under warranty at all and stated per the contract will continue to occur. Fading and peeling was only warranted for 1 year.

Solicitors were reported by owners.

The monument signs are in need of cleaning, repair and painting.

Compliance regarding maintenance was discussed. Owners feel that the laws and timeframes for violations and fining are not working. The Association is bound by FS 720. Owners should review this law and become familiar with it.

Self help for compliance was discussed. We have a quote for \$1600 for 4555-103 to limb up the front oak so the lawn can be mowed properly. Paul motioned to approve. There was no second to the motion. More quotes will be secured.

Owners reported on possible criminal activity. Owner Dan Torchio reported that he has been working with the Melbourne Police department and elected officials.

Adjournment – 8:21 pm, with no further business the meeting adjourned. Paul motioned and Carole seconded.

Respectfully Submitted,
Monica Riley, CAM
SCPM