

SONATA MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 16, 2024
6:30pm

DIRECTORS PRESENT

Mark LaBianca
Dave Dollins
Mary Jane Zar
Jeff Felix
Janet Vendetti

DIRECTORS ABSENT

Also present was Heather House of Mauzy Management, Inc. and one homeowner.

Upon verification of a quorum, the meeting of the Board of Directors of The Sonata Maintenance Association was called to order at 6:33 p.m. on, January 16, 2024, located at 1127 Inspiration Lane. Unless otherwise noted, motions were duly made, seconded and unanimously carried.

HOMEOWNERS SESSION: There was one homeowner present to discuss the tennis/pickleball courts.

APPROVAL OF MINUTES: The Board approved the November minutes with a change to the New Business: add: Pickleball request/nets and lines.

FINANCIAL STATEMENT: The Board reviewed and approved the financials. Mark La Bianca discussed a few line items on the financials that possibly could be condensed to reflect SMA common area. The Board approved to change "streets/drives expense to parking lot/at&t drive" and remove "building painting" and only use "common area maintenance" for this type of expense entry. Dave Dollins recommendations:

1. Decreasing the amount of earned interest deposit into operating by \$700
2. Distribute \$1800 into the Morgan Stanley preferred savings
3. Renew CD \$100,000
4. \$25,000 into preferred savings and bank deposit. The Board approved the suggestions except Jeff Felix did not approve #1 & 2.

The Board discussed the increase in many costs to maintain the common area over the last several years. It was noted the Board will be discussing a possible dues increase at the March meeting for the next fiscal year 2024/2025

LANDSCAPE/MAINTENANCE REPORT: A report was given by Loretta on various landscape issues. The Board reviewed a crime prevention site assessment. It was noted that the lighting at the tennis court parking lot is outdated. The Board requested a bid to upgrade the lighting to review at the next meeting.

NEW BUSINESS:

The Board discussed the pickleball request for lines and nets to be installed at the two other tennis courts. After further discussion the Board resolved not to approve this request. Dave Dollins drafted a response to the owners who are requesting this. The Board approved the response. Management will inform the owners of the Boards decision.

The Board reviewed a request from an owner to convert the grass area by the tennis court parking lot into a dog park. After further discussion the Board did not approve this. Management will inform the owner of the Boards decision.

The Board reviewed a bid from Brady Brown Construction. After further discussion the Board approved option #1 for \$9000.

ANNOUNCEMENTS AND ADJOURNMENT

The meeting was adjourned at 8:31pm. The next regular board meeting will be on March 19, 2024, at 6:30pm located at 1127 Inspiration Lane

SONATA MAINTENANCE ASSOCIATION

Prepared by: Heather House/Mauzy Management, Inc.