

SONATA MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING
August 1, 2023
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.

Upon verification of a quorum, the meeting of the Board of Directors of The Sonata Maintenance Association was called to order at 6:37 p.m. on, August 1, 2023, located at 1127 Inspiration Lane. Unless otherwise noted, motions were duly made, seconded and unanimously carried.

HOMEOWNERS SESSION:

APPROVAL OF MINUTES: The Board approved the May 2023 minutes.

FINANCIAL STATEMENT: The Board reviewed and approved the financials. It was noted Morgan Stanely is set up to deposit \$2500 instead of \$1400 monthly to the operating account. Mark suggested the next time a CD comes mature to renew for more than one year if it's a decent rate. It was also noted the financials are not correct and need some adjustments to pay back operating for some reserve expenditures. Additionally, it was noted SMA has been charged for two pool invoices that are not theirs, totaling \$1025. Management will contact accounting to have these removed and credited back to SMA. The Board is questioning why they were charged a "rush" fee for the budget mailing. Management will investigate this and report back to the Board at the next meeting.

LANDSCAPE/MAINTENANCE REPORT: A report was given by Loretta on various landscape issues. Loretta suggested the 16 hours they are contracted with Steven Smith are not enough hours to maintain everything. The Board approved for Lorretta to obtain a bid from SSL for one more day. The Board will discuss this at their meeting in September. Additionally, Lorretta informed the Board there is some tree work that needs to be done due to fallen branches and dead trees however their tree trimming contractor is not going to be available going forward so they will need to look for new tree trimming contractor. The monument sign work is delayed until Mid-August.

NEW BUSINESS:

The Board discussed the gate issue at the tennis courts. After further discussion the Board resolved to approve Dave to obtain a bid for a surveillance system.

OLD BUSINESS

It was noted that the check from Bob Gates for the damage to the tree in the common area has been received by Management.

ANNOUNCEMENTS AND ADJOURNMENT

The meeting was adjourned at 7:24pm. The next regular Board meeting will be on September 19, 2023, at 6:30pm located at 1127 Inspiration Lane.

SONATA MAINTENANCE ASSOCIATION

Prepared by: Heather House/Mauzy Management, Inc.