

SONATA MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 13, 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 6:33 p.m. on, November 13, 2023, located at 1127 Inspiration Lane and via zoom. Unless otherwise noted, motions were duly made, seconded and unanimously carried.

**HOMEOWNERS SESSION:** There were two homeowners present to discuss the tennis/pickleball courts. The owners requested the remaining two tennis courts be striped for pickleball. The owners discussed the need due to the demand of pickleball players.

**APPROVAL OF MINUTES:** The Board approved the September 2023 minutes.

**FINANCIAL STATEMENT:** The Board reviewed and approved the financials. Mark La Bianca questioned the three charges to EZ Electrical and penalty and interest charge from the IRS. Management will report back with an explanation for these inquiries.

Mark and Dave questioned why they have not seen any bills to be approved in AppFolio. Management will inquire about accounting and report back.

**LANDSCAPE/MAINTENANCE REPORT:** A report was given by Loretta on various landscape issues. Loretta explained to the Board that having Armondo back has made a big difference in the quality of work being performed. She further informed the Board the landscapers are catching up on the work that has been deferred from a previous supervisor with Steven Smith.

It was noted there was a vehicle parked over night in the tennis court parking lot. Police were called and the area will be patrolled more often.

**NEW BUSINESS:**

Pickleball request to be added to the two tennis courts: After further discussion and review of the correspondence from the owners the Board will make a decision regarding the requests at the January meeting.

**ANNOUNCEMENTS AND ADJOURNMENT**

The meeting was adjourned at 7:42pm. The next regular board meeting will be on January 16, 2023, at 6:30pm located at 1127 Inspiration Lane

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Prepared by: Heather House/Mauzy Management, Inc.