

**Sun Valley HOA**  
**Meeting Minutes – unapproved**  
Wednesday January 16, 2008

Minutes submitted by Robert Bucchere, LCAM, Gem Property Management  
January 27, 2008

**Call to order**

President Brian Krol called to order the regular meeting of the Sun Valley Homeowners Association at **7:00 pm** on **January 16, 2008** at the **Odyssey School on Woolbright Road in Boynton Beach Florida**. All board members are in attendance except for Jerry Solomon. Quorum is present and verified.

**Election of Officers**

Brian Krol makes a motion to appoint Tom Kennard as Vice President, motion seconded by Brian Krol and approved by all. Tom Kennard makes a motion to appoint Brian Krol to a third term as President. This is seconded by Provi Piekara and approved by all members of the board. Provi makes a motion to appoint Tim and Tom to the board for another term; this is seconded by Maria Marino and all approved. Brian makes a motion to appoint Provi as Secretary/Treasurer; this is seconded by Maria Marino and all approved. A motion is made by Brian Krol to appoint Doug Folsom to the Board; this is seconded by Tom Kennard and Provi and approved by the board. Brian states that Provi's name is to be added to the association's bank accounts.

The Officers of the Board are as follows:

Brian Krol - President  
Tom Kennard - Vice President  
Tim Motlow - Recording Secretary  
Providence Piekara - Secretary/Treasurer  
Jason Dobronz - Director  
Maria Marino - Director  
Doug Folsom - Director  
Jerry Solomon -Director

**Management Company**

Brian introduced Gem Property Management as the new management company for the association. Robert Bucchere and Bill Davis are present. Robert gives a brief talk on their role in the community, enforcing the rules and regulations and attending the board meetings.

**Minutes**

The minutes of the previous board meeting were read by Tim with no corrections or additions and a motion made by Provi to accept the minutes as read and all approved by the board.

**Treasurer's Report**

Tom reported that the association's bank account made \$5500.00 in interest for the year ending 2007 and stated that this account will continue to draw interest for 2008. There is approximately \$17,850 in the account as of 12/31/2007. There is \$118,000 in the interest bearing account and \$500.00 in petty cash. Provi questioned the check to the mailman, Tom said the mailman gives outstanding service to the community and is a great source of information on who moves in and out of Sun Valley. Motion made by Provi to accept the report and seconded by Tim and all approved.

## New Business

Board vote on Bids for 2008:

1. Pool Service - Bobs Blue Pools –Provi make a motion to keep Bobs for 2008; this was seconded by Tom and all approved.
2. Pest Control - The Board received 3 bids for pest control. Arrow Pest control is keeping the same rate for 2008. Jason makes a motion to approve Arrow for 2008, Provi seconds the motion and it is approved by the board with **Brian abstaining**.
3. Landscaping - 3 bids were received. Joel, the maintenance man, informs all that the present landscape company, PMA, has done an excellent job for Sun Valley. They are very easy to work with and that for the level of service they provide the community is getting more than their contracted price. Provi makes a motion to accept the bid for PMA for 2008 and this is seconded by Jason and all approved.
4. Lake Maintenance - 2 bids were received from Palm Beach Aquatics and Advance Aquatics. Advance is proposing no increase for 2008. A discussion was begun by Brian to address the current lake issues or the board would look to replace Advance with Palm Beach Aquatics. A 60 day cancellation notice is to be sent. There is a motion by Tom to change the contract to a 30 day notice of cancellation with cause and to fix problems. This motion is seconded by Provi and all approved.

## New Projects

1. Brian explained/ proposed 3 projects for 2008:
  - a. Front entrance
  - b. Island improvement
  - c. Park and pool improvement
2. Jason said the front entrance should be the #1 priority for 2008. He also proposed installing a light for security reasons in the island. Bids are to be obtained for lighting the island and research is to be done on a landscape architect for the front entrance for the next board meeting. It is discussed that the swings in the park are old and in need of repair and the pool coping is cracking. Tom suggests that the park/pool area be fixed as needed.
3. Brian makes a suggestion to move the annual meeting to October from November and move the budget meeting to November. The board will take this under advisement.
4. A resident in attendance requests reflector signs on streets in the community. Tom said he will call the county and discuss it.

## Old Business

There is no old business to discuss.

## Good & Welfare

Brian explained to a resident the duties of the management company and another resident needed an explanation of the maintenance bill.

## Adjournment

There was a motion to adjourn the meeting at 8:20 pm by Provi and this was seconded by Maria and all approved.