

SUN VALLEY HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, JANUARY 18, 2006

The Sun Valley Board of Directors met on January 18, 2006 in the Odyssey Middle school. The meeting was called to order at 7 PM by President Brian Krol. In attendance were Brian Krol, Frank Burat, Tom Kennard, Tim Motlow, Lori Crane, Paul LeTourneau, Dominic Popolizio and Alan Pettigrew. Joe Wasley was not in attendance. Tim Motlow read the minutes of the Board meeting of December, 2005. Tom Kennard moved that both minutes be approved with corrections. It was seconded by Lori Crane and unanimously approved. Tom requested a copy of the Annual Meeting for his records to be read at the next Annual Meeting.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard.

November - Paul asked for the list of checks that were written to be made available to the Board. That information will included in the Treasurer's report as they are available. Petty Cash procedure was explained. Paul moved and it was seconded by Alan that we approve November's Financials. It was unanimously approved.

December – Frank moved and it was seconded by Dominic that the December financials be approved. It was seconded by Lori and it was unanimously approved.

CONTRACT APPROVAL 2006

All bids received where reviewed by the Board and approved as followed:

- ❖ **LANDSCAPING** – Paul moved and Frank seconded that we elect **P.M.A. INC.** as our lawn contractor. It was unanimously approved.
- ❖ **LAKES** – Tom made a motion that we stay with **Advanced Aquatic** as our lake management contractor. It was seconded by Lori and unanimously approved.
- ❖ **PEST CONTROL** - Paul moved and Frank seconded that we stay with **Boca Raton Pest Control**. This motion was approved unanimously
- ❖ **POOL** - Paul moved and Tom seconded that we stay with **Carl's Pool Service** as our pool contractor. The motion was unanimously approved.

CORRESPONDENCE:

Brian Krol read a letter from a: thankful resident of Sun Valley who wrote a letter to the Board via Tom Kennard commending the Board for monitoring the services provided by outside vendors. They were pleased to see how efficiently our neighborhood was cleaned up after the most recent storm. We owe people like you for increases in our property values.

BOARD MEMBER RESIGNATION: Joe Wasley has resigned from the Board. He has other activities in which that he has to be involved. We are now looking for another Board member.

OPERATIONS:

MAINTENANCE: Frank Burat will be taking over oversight of Norm. Electrical lighting repairs – The light at the front have been repaired. We are still working on the lights for the trees and we need to get the lighting in the pool area repaired. We also had some repairs at the pool such as the canopy falling down that has been re-welded and some of the fences have been repaired. The east side cyclone fence was damaged and the pool roof is in need of repair. The eastern fence line and hedges will be addressed by the landscaping contractor.

ARC REVIEW: Lori Crane presented the minutes to the Dec. 20th and Jan. 10th minutes from the ARC meeting. Paul reported certain chain link fence issues that the ARC will investigate. It was brought to the Board's attention that there is a position open in the ARC committee and Arnold Liebeskind has volunteered to fill that position.

POOL: Pearl Smiler was not in attendance.

NEWSLETTER: Andy Binns was not present however the newsletter is expected to be out this week.

SV HOA Web Site: Peter was not in attendance. Brian shared that this is one of the projects we would like to address. We are looking to update the website to better meet the needs of our community. Alan Pettigrew has volunteered to help us with that. We believe that within the next couple of months we will see improvement on the website.

GARAGE SALES: Dominic Popolizio reported two garage sales in December and one coming up in January.

LANDSCAPING: Marsha Adams passed out copies of two different plans. The total plan is broken up into three phases. 50% down will be required for the first two phases. After much discussion Lori moved and Brian seconded that we authorize commencement of phases one and two. It was unanimously approved.

COBWRA We no longer have a COBWRA representative due to Angela Budano taking on a full time job. We are looking for a volunteer for this position which consists of attending the monthly meetings and reporting back to the Board at the very least.

RECREATION: Paul reported that the merry go round should be installed directly. All evidence points to eminent installation within a day or so.

RULES AND REGULATIONS: Copies of the rules were handed out for the Board members to look over for consideration at the next meeting. After that meeting the next meeting will be where we take a vote. A request was made for homeowners interested in being a part of the Rules and Regulation committee. One homeowner volunteered for the position. **Tom made a motion that we vote on the Rules and Regulations in March. (This was to be addressed under New Business).** As a point of order it was determined that the setting of this date could be decided without a vote. President Brian Krol decided that the vote will take place on March 15, at our regular board meeting. Proper notification will be mailed out per our governing documents..

COMMUNITY RELATIONS Alan Pettigrew will be heading this area. When new homeowners come into the community we are going to give them a gift basket, welcome them to the community and make sure they have the rules and regulations. We would also like to start having some community functions and parties so that everyone can get to know their neighbors.

LWDD: Tom reported that some homeowners were concerned about the lake water levels being so low. We are not in control of how low the water gets. There are several reasons for the decrease during this time of year, however when the time comes we will have everything checked to ensure they are working in advance of hurricane season.

OLD BUSINESS

There will be a mailing of the approved amendments that were voted on and Tom explained in detail the exact content and what each homeowner should do with this information. They were mailed the morning of this meeting.

GOOD AND WELFARE: Partial mailing of an announcement that the metal roofing options would be discussed at this meeting was questioned by a homeowner. Paul was, due to time allowed, only able to mail out so many flyers.

The cable contract vote was questioned and discussed.

Request for an additional road bump was made and explanation was made that El Clair Ranch Rd is a County road and Roads and Bridges must be contacted.

NEW BUSINESS

The board discussed the question of allowing metal roofs in our community. After discussion, it was determined that we would send out a survey to get the community's opinions before we make a final decision.

A presentation of metal tile roofing was made.

The meeting was adjourned at 8:59 PM.