

Sun Valley Board of Directors Meeting Minutes

Approved
January 20, 2010

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:01 PM on January 20, 2010 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
Brian Krol – Vice President
James Weber – Second Vice President-Operations
Providence Piekara, Secretary/Treasurer
Steve Eppley, Recording Secretary
Tom Kennard - Director
Ron Bade – Director
Maria Marino – Director

Jerry Solomon, Director was absent for the meeting.

A quorum of the board was present and verified.

Bill Davis of Gem Property Management was also in attendance.

Doug Folsom stated that the following were appointed to the Board: Providence Piekara, Steve Eppley and Jerry Solomon. A motion made by Brian Krol to keep the officers the same; motion seconded by Tom Kennard and all approved.

III. Approval of minutes from last meetings

The minutes of the November 18, 2009 board meeting were read by Steve Eppley; motion made by Tom Kennard to accept the minutes with corrections; motion seconded by Provi Piekara and all approved.

The minutes of the November 18, 2009 budget meeting were read by Steve Eppley; motion made by Tom Kennard to accept the minutes with corrections; motion seconded by Steve Eppley and all approved.

IV. Treasurer's report

- Provi Piekara reported that the Accounts Receivable as of November 30, 2009 was \$38,252.05. The checking account balance was \$ 42,005.29 and the savings account was \$176,797.52, total cash was \$218,802.81. She noted that there were no extraordinary checks written for November. The December report was not available for this meeting. She reported that she transferred \$75,000.00 from the checking account to the savings account on January 14, 2010.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Tom Kennard and approved by all.

V. Correspondence

- Doug Folsom reported that residents had not received their statements for this year's maintenance. Provi Piekara said she followed up with an e-mail to the residents who did not get their statements and Tom Kennard would get copies from MY Future. Tom did note that anyone not receiving a statement could contact MY Future directly.

VI. Operations

A. Operations

James Weber stated that other than routine maintenance there were no problems to report during the past month. He did note that the valve on the irrigation pump was open and water was coming out even though the pump was not running. He would speak to PMA about this.

B. ARC Report

Ron Bade reported that five new applications had been submitted at the December 14, 2009 ARC meeting. Four were approved as submitted and one was approved with conditions (permit). At the January 11, 2010 ARC meeting one new application had been submitted and approved.

C. News Letter and Website

Maria Marino requested fresh new ideas for this year's news letter. Brian Krol suggested bulk mailing the news letter rather than hand delivering them. Doug Folsom recommended that the news letter get to the residents in a timely manner which ever means of delivery is considered. Provi Piekara stated that she would review the options and costs for delivering the news letter and advise the board with her recommendation at the next meeting.

With regard to the website she stated that she was working on updating it and expected to have it finished this week. Doug Folsom requested that if anyone had fresh ideas for the website to submit them to Maria.

C. Rules and Regulations

Gem Property Management reported thirty one new violations and six follow-up violations for the period ended January 20, 2010.

Brian Krol requested that Gem Property Management send a certified letter to the owner of 9392 Laurel Green Drive, advising them that they are in violation of the association's rules and regulations with regard to renting this house. They have not owned the property for a minimum of two years.

VII. New Business

The following contracts were reviewed:

Lakes Contract- Current vendor Palm Beach Aquatics would maintain the lakes for the coming year at the same price. Jim said we didn't get other bids because we recently changed vendors and they were in the process of installing the new plants in the lakes and testing the water.

Motion made by Ron Bade to continue using Palm Beach Aquatics; motion seconded by Provi Piekara and approved by all.

Pest Control –The current vendor is PMA and the price was included in their landscaping contract.

Landscaping Contract – The current vendor PMA quoted \$27,800 which included landscape maintenance, fertilization, pest control and irrigation. Line items in the contract were Pest control \$1,800., Irrigation \$2,400 and Fertilization \$2,200. Grass Roots submitted a quote for \$24,360 which did not include irrigation. Separate quotes were received from Arrow for pest control \$2,370 and Nozzle Nolen, Inc. for fertilization and pest control \$8,100.

Motion made by Tom Kennard to continue using the full contract with PMA; motion seconded by Ron Bade and approved by all.

Pool Contract – The current vendor is Bob's Blue Pools, Inc. The price for the pool excluding the fountains would be \$350.00 per month. A second bid was received from La Siesta Pools and Spa which included the fountains for \$350.00 per month. A third bid was received from Carl's Pools for the pool only at \$375.00 per month.

Motion made by Provi Piekara to approve La Siesta Pool and Spa for the pool and fountain contract; motion seconded by Ron Bade and approved by all.

Jim Weber would give Bob's Blue Pools, Inc. a thirty day letter of notice of cancellation that would end on February 28, 2010. The new vendor would start effective March 1, 2010.

Management Contract – The current vendor is Gem Property Management, LLC.

Motion made by Tom Kennard to continue with Gem Property Management, LLC; motion seconded by Ron Bade and approved by all.

Accounting – The current vendor is MY Future. Provi Piekara stated that they were doing a good job, with the exception of certain conditions that needed to be corrected. She would address these conditions with them.

Motion made by Ron Bade to approve MY Future subject to correcting conditions; motion seconded by Brian Krol and approved by all.

Attorneys – The current attorney is Geflond & Arrpe. Tom Kennard stated to use the firm of Shelton & Associates for collections.

Motion made by Ron Bade for the association to be represented by both Geflond & Arrpe and Shelton & Associates; motion seconded by Tom Kennard and approved by all.

VIII. Old Business

Security Cameras – Doug Folsom said that the Security Camera Committee would be meeting and their recommendations would be presented at the next board meeting.

Pool – The fence around the pool is currently at 12 feet high, recommendations were to go with a 6 foot high fence. Tom Kennard suggested that we get recommendations from the County and the Health Department with regard to the fence height. A committee consisting of Jim Weber, Provi Piekara, Steve Eppley, Brian Krol and Tom Kennard plus the new pool vendor La Siesta Pools and Spa would meet to review options and make recommendations to the board at the next meeting.

Motion made by Doug Folsom to move forward with the pool renovations as per the approved budget; motion seconded by Brian Krol and approved by all.

IX. Good and Welfare

None

X. Adjournment

A motion was made by Steve Eppley to adjourn the meeting at 8:40 pm; motion seconded by Provi Piekara and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management February 12, 2010.