

Sun Valley Board of Directors Meeting Minutes

Approved
January 21, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:05 PM on January 21, 2009 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
Thomas Kennard - Director
Maria Marino – Director
Jerry Solomon – Director
Ron Bade - Director

A quorum of the board was present and verified.

William Davis and Robert Bucchere of Gem Property Management were also in attendance.

III. Approval of minutes from last meeting

The minutes of the previous board meeting (November 19, 2008) were read by Steve Eppley. Motion made by Provi Piekara to accept the minutes with corrections; motion seconded by Brian Krol and all approved. The minutes of the Budget Meeting were read by Steve Eppley. Motion made by Provi Piekara to accept the minutes with corrections; motion seconded by Ron Bade and all approved.

IV. Treasurer's report

- Provi Piekara stated that as of December 31, 2008, there was \$28,098.73 in the operating account and the savings account is reported to have \$156,632.66 for a total of \$184,731.39. She reported that no extraordinary checks were written for the month of December except for the holiday checks. Accounts Receivable was approximately \$14,000.00 plus. The current cash balances as of January 21, 2009 were \$65, 932.74 in the operating account and \$246,632.66 in the savings account for a total of \$312,565.40. Brian Krol noted that the Income Statement as of December 31, 2008 was on budget except for the front entrance expense, which was transferred to the 2009 budget and legal expense was higher than budget.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by James Weber and approved by all.

V. Correspondence

- Doug Folsom stated that a letter was to be sent to Gelfand, advising who has attorney client privileges which would include Douglas Folsom, James Weber and Steve Eppley. Brian Krol, Jerry Solomon and Provi Piekara were to be copied.
- The new board members are James Weber and Steve Eppley.

- Signatures on the Bank of America accounts are currently Douglas Folsom, Brian Krol, Provi Piekara and James Weber. The above signers are for both accounts and all checks require two signatures. The association's annual report has been updated to reflect the changes in the officers and the board of directors.
- Provi Piekara noted that a thank you note was received from M.Y. Future thanking the Association for the Christmas gift.
- Steve Eppley said that he received an e-mail from Robin Vescovi regarding the erosion around the Retention Ponds and what is the association doing about it. He responded via e-mail that her question would be brought to the board's attention at the next meeting. Brian Krol noted that the retention ponds drop-off rather than slope like a lake. Therefore, they are retention ponds and were designed as such by the developer. He also noted that to determine the extent of erosion would be a major and costly project.
- Maria Marino stated that she received an e-mail from a resident suggesting that the news letter "Go Green" and be sent by e-mail rather than paper copy. Provi Piekara suggested that this would be a cumbersome project as to who gets it by e-mail and who gets it by paper copy. Therefore the idea was rejected.
- Doug Folsom noted that the Gem Property Management contract was up for renewal. Motion made by Tom Kennard to renew the contract with Gem Property Management; seconded by Ron Bade and all approved.

VI. Operations

A. Architectural Review Committee – Ron Bade reported:

1. The December 8, 2008 meeting there were eight (8) ARC submitted and approved, one (1) lot 41 replace roof, approved as submitted, one (1) lot 233 fenced in back yard, approved with conditions, one (1) lot 424 install impact windows and doors, approved with conditions, one (1) lot 69 enclose porch and extend bedroom, approved with conditions, one (1) lot 182 paint exterior, approved as submitted, one (1) lot 423 add concrete sidewalk, approved as submitted, one (1) lot 423 add vinyl fence, side yard, approved with conditions, and one (1) lot 423 install new roof, add solar panels, approved with conditions.
2. The January 12, 2009 meeting one ARC submitted and approved, lot 24 paint exterior, approved as submitted.

Doug Folsom reported that he has received numerous correspondences with regard to the blue roof. Ron Bade stated that to date the ARC has not received an application from the resident to change the roof color. It was suggested that all correspondence regarding the blue roof be saved until this matter is resolved through the administrative process, since the owner did not follow the procedures before changing the color.

B. Maintenance report –James Weber report:

1. He has noticed people who are not members of the community fishing in the retention ponds, and parking their vehicles on the swale. Currently there are no signs posted around the lakes prohibiting fishing by non residents and parking on the swales adjacent to the retention ponds. It was decided to post signs "retention ponds for resident use only".
2. In walking the community it was noted that there are numerous areas which show a high growth of dollar weed, especially along the Boynton Beach Boulevard area. This would be the best time of the year to do weed control since the grass is dormant and weeds are growing.
3. Retention pond maintenance is a serious problem in the community; the biggest problem is erosion around the ponds. 238 residents are on retention pond shorelines. Some owners are taking it upon themselves to correct the problem using sand bags, rocks and dirt. It was noted that the smallest retention pond located in Sunberry Circle cost \$32,000 to try to correct the problem using a mesh material and sod. Communities north of Palm Beach County have used aquatic plants which is now a current code in Palm Beach County, which requires aquatic plants to be used around retention ponds and lakes. It is estimated that it would cost \$1,000.00 to install aquatic plants in the small retention pond near the recreation area. Overspray of chemicals also contributes to the erosion problem. Tom Kennard noted that whatever solution was considered we would need to first determine what permits would be needed from the various government agencies. It was decided that a study should be conducted and a proposal prepared outlining what should be done and then have the community vote on it. The discussion was tabled until we could contact two lake maintenance companies who could review the situation and come up with solutions and suggestions on what could be done with the retention ponds. James Weber would contact our retention pond maintenance vendor plus one other and report back to the board at the February meeting.

VII. New Business

A. Vote on Vender Bids for 2009:

1. Bob's Blue Pools our current pool vendor does a good job, very responsive to problems as they occur. Have very little problems with the county health department. Price is \$350.00 per month which is not an increase from last year. Southern Comfort the second bidder was \$100.00 less, however, very little was known about this company. The third bidder was Mako. Motion made by Provi Piekara to remain with Bob's Blue Pools; motion seconded by Ron Bade and all approved.
2. Lawn Maintenance – Pioneer Management Assoc. Inc., our current lawn maintenance vendor submitted a bid which also included weed control, fertilization and pest control. The other bidders were Sunrise Home and Garden, True Green and Service Choice. PMA's quote was for \$29,600.00 which would eliminate the use of Arrow. The recommendation was to go with PMA, excluding deep root palm fertilization (\$1,740.00). Motion made by James Weber to go with PMA excluding deep root palm fertilization; seconded by Ron Bade and all approved subject to getting a copy of their pest control license. It was noted that Brian Krol excused himself from voting because of a conflict of interest.
3. Provi Piekara stated that a date for the annual picnic which normally is the first Saturday in June needed to be established so that the necessary bids for food, entertainment etc. could be obtained. Motion made by Tom Kennard to have the picnic on June 6, 2009; seconded by Ron Bade and all approved.
4. Proposed new projects for 2009 – Doug Folsom reported:
 - a. The front entrance would be followed up by James Weber and Steve Eppley. They will report back to the board at the next meeting.
 - b. Security Cameras were highly recommended by Doug Folsom. Because of the interest in having a security camera system a committee of Tom Kennard, James Weber, Steve Eppley and Jim Messino would look into this project and report back at the February meeting.
 - c. Pool coping and awning replacement required competitive bids to be obtained. Tom Kennard recommended that the association should not commit to purchasing an awning before the month of August, with installation in November this would get us past the hurricane season.

VIII. Old Business

Doug Folsom reported that the Island Lighting is approved; however, we are still on FPL's waiting list for installation. Payment would be required prior to installation by FPL; they will notify Doug Folsom when they are ready to install the lights.

IX. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 9:30 pm; motion seconded by Provi Piekara and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management
February 16, 2009.