

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
February 17, 2010

## **I. Call to order**

Board Vice President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:08 PM on February 17, 2010 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

## **II. Roll call**

Board members present:

Brian Krol – Vice President  
James Weber – Second Vice President-Operations  
Providence Piekara, Secretary/Treasurer  
Tom Kennard - Director  
Jerry Solomon - Director

Douglas Folsom, President, Steve Eppley, Recording Secretary and Maria Marino, Director were absent for the meeting.

A quorum of the board was present and verified.

Bill Davis of Gem Property Management was also in attendance.

## **III. Approval of minutes from last meeting**

The minutes of the January 20, 2010 board meeting were read by Provi Piekara; motion made by Tom Kennard to accept the minutes with corrections; motion seconded by Jim Weber and all approved.

## **IV. Treasurer's report**

- Provi Piekara reported that the Accounts Receivable as of January 31, 2010 was \$154,549.22. The checking account balance was \$155,943.54 and the savings account was \$226,891.78, total cash was \$382,835.32. She noted that there were no extraordinary checks written for January other than the main entrance landscaping expenses. Provi Piekara reported that the accounts receivable as of January 31, 2010 increased by 127 homeowners for this year.
- Motion made by Tom Kennard to accept the Treasurer's report; motion seconded by Jim Weber and approved by all.

## **V. Correspondence**

- Brian Krol stated that Ron Bade resigned from the Board; however, he would still remain on the ARC committee.
- Jim Weber reported that the yellow lights at the front entrance were the only criticism that he received with regard to the new front entrance landscaping.

## **VI. Operations**

### **A. Operations**

James Weber stated that the termination letter to Bob's Pools was sent. Other than routine maintenance there were no problems to report during the past month.

## **B. ARC Report**

Tom Kennard reported that two new applications had been submitted at the February 8, 2010 ARC meeting. One was approved as submitted and one was approved with conditions (permit).

## **C. News Letter and Website**

Brian Krol reported on behalf of Maria Marino that the newsletter would be going out in March and that if anyone had an article for the newsletter, please forward it to Maria as soon as possible. Also the web site was up to date.

## **D. Rules and Regulations**

Gem Property Management reported twenty nine new violations and eight follow-up violations for the period ended February 17, 2010.

The certified letter to the owner of 9392 Laurel Green Drive was sent, regarding renting the house that they have owned for less than two years. The owner contacted Brian Krol, who requested that they send a letter with regard to the violation and their position.

## **VII. New Business**

Jim Weber reported that the pool committee, consisting of Provi Piekara, Steve Eppley, Brian Krol, James Weber, Joel Williams and Lewis Posada, met and it was agreed to go ahead with the original plans for the pool renovation except the fence would be a 4 ft. or 6 ft. aluminum fence depending on the quote from the insurance company. If the insurance company did not increase the premium, we would go with the 4ft. fence; otherwise we would go with the 6 ft. fence. The second change was that we would not remove the hedges around the pool area; however, they would be cut back 2 to 3 feet. The third change was to go with a new aluminum fence rather than reusing the white poly fence. The committee was unanimous with the changes. The previous approved budget of \$39,000.00 for pool renovation was unchanged, unless we have to go with a 6 ft. fence. Provi Piekara said she spoke to the insurance agent who informed her that there would not be an increase in premium by having a 4 ft. fence as long as it complied with code. The agent did recommend that we go with the 6 ft. fence mainly to keep people from climbing over. Provi Piekara raised the question about what was going to be done about the pillars at the pool. Brian Krol recommended that the pool committee meet again to resolve the height of the fence and the pillars. He also noted that we should move ahead with getting the pool renovations started.

Jim Weber stated that the gym set in back of the tennis court should be removed because it is dangerous to use and it is an eye sore. The cost to remove the gym set would be \$500.00. Motion made by Tom Kennard to remove the gym set for \$500.00; motion seconded by Provi Piekara and approved by all.

## **VIII. Old Business**

Security Cameras – Jim Weber reported that the last time the security camera committee met it was decided against having cameras at the front entrance. The reasoning was that it was not a cost effective approach, because from a security perspective all that we would be doing would be collecting unnecessary information. This evidence probably would not hold up in court, because the driver of the vehicle could not be identified by the security camera. The committee did recommend that we move forward with the cameras around the pool area. Both Tom Kennard and Jerry Solomon questioned the committee's recommendation not to have cameras at the front entrance. Both felt that by having the cameras visible at the front entrance would be a benefit to the community. Jerry also questioned the fact that a deposit was given and how would the association expect to get out of an executed contract.

It was decided that more information was needed before this matter could be resolved.

Lake 4 Fountain – Jim Weber stated that the fountain was ordered and was expected to be delivered by the end of February. Once it is delivered Joel Williams and Jim Weber would install it.

## **IX. Good and Welfare**

Three residents from the community questioned what the association could do about the maintenance of property for homes in the community that were in foreclosure. Brian Krol, Tom Kennard and Jerry Solomon commented on the Association's position with regard to the maintenance of homes that are in foreclosure. The same residents questioned about a homeowner that was in violation of the community's rules and regulations. Gem Property Management would follow-up. One resident questioned why the same homeowners win the holiday lighting contest year after year. Provi Piekara responded by explaining how the judging committee determines the winners.

## **X. Adjournment**

A motion was made by Provi Piekara to adjourn the meeting at 8:43 pm; motion seconded by Jerry Solomon and was approved by all.

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