

Sun Valley Board of Directors Meeting Minutes

February 20, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:05 pm on February 20, 2008 at the Odyssey School on Woolbright Road in Boynton Beach Florida.

II. Roll call

Board members present:

Brian Krol – President
Tim Motlow - Recording Secretary
Providence Piekara – Secretary/Treasurer
Jason Dobronz - Director
Maria Marino - Director
Doug Folsom – Director

Tom Kennard, Vice President and Jerry Solomon, Director were absent for the meeting. A quorum of the board was present and verified.

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

III. Approval of minutes from last meeting

The minutes of the previous board meeting were read by Tim Motlow with corrections noted by Provi Piekara. Corrections are to be made by Gem Property Management in time for posting on the website. Motion to accept corrected minutes was made by Tim Motlow, seconded by Provi Piekara and approved by the board.

IV. Treasurer's report

Provi Piekara gave the treasurer's report and it was noted that there are nine (9) foreclosures in the community. \$214,000.00 was moved from the operating account to the savings account. As of February 20, 2008 there was approximately \$48,000.00 in account receivables. A resident raised the question of buying the foreclosures and renting them with no final decision made. Units need to be owned for two (2) years before being rented. The collection process for late payments will be handled according to the Sun Valley rules and regulations. A motion was made by Tim Motlow to approve treasurer's report, seconded by Maria Marino and approved by all the board.

V. Annual audit

Brian stated the annual audit was mailed to the homeowners and he gave an explanation of the audit process.

VI. Correspondence

Brian stated that some residents sent back the surveys that were in the newsletter and he will give a report of the survey comments at the next meeting.

VII. Operations

- A. Maintenance – The hot water heater at the pool is fixed and working properly.
- B. Retention Pond Contract - The “Out” clause has been added to the contract and pictures of the lakes were taken showing clear water and fish in the lakes.
- C. Trees/flowers - Mulch has been added around the trees; flower beds to be replenished with fertilizer and mulch; pressure washing has been completed at the front entrance.
- D. Architectural Review Committee - Tim Motlow stated that five (5) applications have been received with four (4) approvals given; additional information is needed before the 5th approval can be granted.
- E. Newsletter - The deadline for submissions for the newsletter is February 29th with a publication date during the first week of March.
- F. Website - The association website has been updated and the domain name has been renewed for another 2-3 years.
- G. Rules and Regulations - Robert Bucchere informs that 170 violation letters have been sent to residents for various violations of the community rules and regulations.

VIII. Old Business

- A. Front Entrance - Design ideas have been asked for and a discussion began about new mailboxes with Brian stating the costs are too high for the association to replace all mailboxes with the same design throughout the community.
- B. Lights in the Island - Bids will be proposed for the next board meeting.

IX. New Business

- A. Annual Community Party – The annual party is scheduled for June 7th. A possible Halloween party will be considered.
- B. Annual Meeting Date - Brian Krol makes a motion to change the association’s annual meeting to October; this is seconded by Jason Dobronz and it is approved by all present.
- C. Other - A very long discussion was begun by a resident in attendance about the proposed boundary change at Park Vista High School. He was asking the board for their help in getting residents of Sun Valley to attend the next school district meeting regarding this issue. The board will consider the possibility of printing a flyer to distribute to the community regarding the Park Vista situation and the boundary change.

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 8:35 pm; this was seconded by Tim Motlow and was approved by the board.

Minutes submitted by Robert Bucchere, LCAM, Gem Property Management
March 5, 2008