

SUN VALLEY HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, MARCH 15, 2006

The Sun Valley Board of Directors met on March 15, 2006 in the Odyssey Middle school. The meeting was called to order at 7:05 PM by President Brian Krol. In attendance were Brian Krol, Frank Burat, Tom Kennard, Tim Motlow, Lori Crane, Dominic Popolizio and Alan Pettigrew. Paul LeTourneau arrived late. Tim Motlow read the minutes of the Board meeting of January, 2006. Tom Kennard moved the minutes be approved with corrections. It was seconded by Lori Crane and unanimously approved.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard. Less than 9% of the homeowners have not paid their assessment by the time of this meeting, which is about the same percentage we were at in May of last year. With the deletion of the Cable account we have consolidated our account to two accounts, one operating account and one interest bearing account. All monthly bills were paid in a timely manner. Lori moved that the reports be approved. It was seconded by Tim and unanimously approved.

Our United States government check and our filing with the State of Florida were both mailed out in a timely fashion and we have also had our review of our books by an independent auditor. The Board will receive a financial statement and a cover letter stating that our books are financially sound by a separate, individual, independent auditor from our accountant.

CORRESPONDENCE: Brian reported that we received a letter from Gary Marzo, a metal roofing contractor stating that they are willing to redo the community cabana roof at no cost to the community. In lieu of this Gary Marzo, Inc. may show prospective client the finished product and use it for advertising purposes. This will save the community about \$ 3,000.00. Tom moved that we accept Gary Marzo suggestion that he pay for and complete the cabana roof. The Board approved the motion unanimously

OPERATIONS:

MAINTENANCE: Frank reported that we have had a change in maintenance people. Norm has resigned as of the end of February and starting March, Joel Williams will begin.

Hurricane repairs

- **Roof Repair Bathhouse** – The cabana will be getting a new roof as earlier decided and when that is completed Joel will be getting that painted.
- **Pool Fence and Hedge** – We are working on getting some proposals on possibly a white PVC fence or the same fence that was going along with the hedge.
- **Repair of Canopy Canvas at Pool** – We have a call in to Delray Awning. Joel is trying to get a response back from them.

Proposed New Projects

- **Curbing of the Front Entrance** – We are working on getting a proposal and Tom is checking with the county to see about getting it done free. Tom has narrowed down exactly which office to go to and by the next meeting we will have a good idea which way we will be going.
- **New Park Lighting** – We have two proposals and should the third by next meeting.
- **Trimming of East Park Hedge** – We are working on getting those hedges cut down to a reasonable height and cut back. They are presently 15' high by 12' wide and needs to be down 4' wide and 6' high so that they can be trimmed on a regular basis at a regular price.
- **Two other items** under consideration would be plans to put in new garbage cans and a new water fountain.

ARC REVIEW: Lori passed out a set of minutes of the February 21st meeting. Primarily there have many applications in for hurricane related work on roofs, fences, etc. There have been two meetings since the last Board meeting. At this time Paul arrived with the minutes of the March 7th meeting which reflects the tremendous activity of late. Paul reported issues with people who have placed lava rocks on each side of their driveway on Majestic. Letters have been sent notifying them of their violation. Similarly on Majestic a homeowner has installed a water fountain on their property with out approval. A letter has been sent notifying them of their violation.

POOL: Pearl Smiler was not present.

NEWSLETTER: Brian reported that we do have a replacement for Andy and until she is on board it is requested that all items still go to Andy.

SV HOA Web Site: Gale Baletto is now working on the site with the help of the Park Vista High school students.

GARAGE SALES: Dominic Popolizio reported one garage sale this month.

LANDSCAPING: Marsha Adams reported that the last phase of the garden is planted. Mr. Brogan in our neighborhood has offered to assist with this project. He owns a nursery and could provide expert counsel. The state of the protected owls was also discussed.

COBWRA: Brian attended the COBWRA meeting with Ann Marie Edmunds, our new delegate. Brian shared some of the issues discussed and how well attended is this group's meetings

RULE AND REGULATIONS: There is a generic letter that will be going out addressing lose tiles and the importance of removing these hazards with hurricane season approaching.

COMMUNITY RELATIONS: Alan reported that the Welcome packets, with the help of volunteers, should be completed by the next meeting. The "Beginning of the Summer Party at the Pool" was discussed and a date was set at the first Saturday in June. This will give some of the homeowners who have never even been to the pool an opportunity to see the community pool and meet some of their neighbors. Planning for this event should begin and a budget established.

LWDD: Tom stated that there is nothing to report at this time, however he suggested at maybe at a community party we could have Ms. Dan Ackerman White to come out and do a presentation regarding how the lakes and weir system works and possibly have Solid Waste Authority bring a dumpster where we can get rid of our old tires and trash prior to hurricane season. The first of May was suggested.

GOOD AND WELFARE: The Sun Valley logo was suggested to be added to the front entrance. The Board agreed that that would be a possible project next year. The metal roofs and fencing were discussed at length.

RULES AND REGULATIONS: Each item to be changed was reviewed step by step, discussed and voted upon by the Board. All present were given an opportunity to discuss the proposed changes. Tom reported that the mailings went as required. After much discussion each section was moved to be approved, seconded and approved unanimously by the Board.

The meeting was adjourned at 8:44 PM.