

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
March 17, 2010

## **I. Call to order**

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:09 PM on March 17, 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  
Providence Piekara, Secretary/Treasurer  
Steve Eppley, Recording Secretary  
Jerry Solomon – Director  
Maria Marino – Director

James Weber, Second Vice President–Operations and Tom Kennard, 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 February 17, 2010 board meeting were read by Steve Eppley; motion made by Brian Krol to accept the minutes with corrections; motion seconded by Jerry Solomon and all approved.

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

- Provi Piekara reported that the Accounts Receivable as of February 28, 2010 was \$105,877.01. The checking account balance was \$187,662.17 and the savings account was \$226,944.00, total cash was \$414,606.17. She noted that there were no extraordinary checks written for February except for two returned checks. One of the checks was replaced and deposited. There were no transfers made between the checking and the savings accounts for the month. Brian Krol noted that after excluding the foreclosures there were 81 homeowners who still owed as of February 28, 2010.
- Brian Krol suggested using credit cards for payment of maintenance fees.
- Jerry Solomon suggested allowing partial payments, but it was noted that to do this would require an amendment to the by-laws.
- Motion made by Steve Eppley to accept the Treasurer's report; motion seconded by Brian Krol and approved by all.

## **V. Correspondence**

- Jerry Solomon stated the he had received correspondence regarding the 2010 maintenance fee owed by the owner of a home in Sun Valley which is under a short sale contract, it would be closing on March 31, 2010. Because the monies would not be received until sometime in April, it was questioned if there would be an additional interest charge after March 31, 2010, and if so could it be waived. Brian Krol stated that they should contact MY Future and go through the estoppels process first. He also noted since the account was not in collection, we could waive the additional interest if we were requested but it had to go through the estoppels process.
- Provi Piekara noted that a number of residents have stated how nice the front entrance looks.
- Doug Folsom noted that we have a vacancy on the board, which we would like to fill and he would like to get the word to the residents that if anyone is interested in serving on the board to contact him.

## **VI. Operations**

### **A. Operations**

Doug Folsom reported for James Weber that other than routine maintenance everything was running smooth for the past month.

### **B. ARC Report**

Doug Folsom reported that five new applications had been submitted at the March 8, 2010 ARC meeting. All five applications were approved with conditions (permits).

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

Maria Marino stated that the web site was up to date, and the news letter would be going out soon. She noted that if anyone had articles for the next news letter to submit them to her.

### **C. Rules and Regulations**

Gem Property Management reported seventeen new violations and nineteen follow-up violations for the period ended March 17, 2010. It was noted that a number of residents requested an extension of time to correct their violations because of the extremely cold weather.

## **VII. New Business**

Annual Community Party- Provi Piekara noted that a date needed to be determined for the community party. It has always been the first Saturday in June, therefore, June 5, 2010 would be the date. Doug Folsom said he would see if the pool renovations would be completed by that date. The budget would remain the same as last year for the party.

Pool Keys – Doug noted that the board would have to start thinking about what the association should charge for this year's pool admission, so that it could be discussed and voted on at the next meeting.

## **VIII. Old Business**

Pool – Doug Folsom noted that everything has just about been finalized with regard to the pool renovation. Two items were still open; the height of the fence, a four foot or a six foot fence, majority voted in favor of a six foot fence. Next item is the renovation of the bathrooms; the current bid is \$7,600.00. It was agreed that the bathrooms would be done next year and funds would be budgeted. Doug would meet with the contractors to get everything finalized so that construction could begin.

Security Cameras - Doug Folsom stated that there was some misunderstanding with regard to what was discussed at the last committee meeting. He would be meeting with Steve Eppley and Jim Messina from Devcon Security Services to finalize the security cameras for the front entrance and the pool area. The original plan which was approved by the board would be adhered to. He expected to get this done within the next few days. Jim Messina noted that the installation time would be the shortest, but the permit application process would be the longest.

## **IX. Good and Welfare**

A resident of Sun Valley questioned what could be done about the teenagers using the park area behind the tennis courts all hours of the night sometimes as late as 1:00 – 2:00 am. This has been going on night after night. The rules state that the pool and the park area close at dusk and opens at dawn. She noted that she and her neighbors have contacted the Sheriff's Department, but have not seen a response from them. Doug Folsom noted that the association would be installing security cameras in the pool and park area, which hopefully would stop this type of activity.

## **X. Adjournment**

A motion was made by Maria Marino to adjourn the meeting at 8:35 pm; motion seconded by Provi Piekara and was approved by all.