

Sun Valley Board of Directors Meeting Minutes

Approved
March 18, 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 March 18, 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
Jerry Solomon – Director
Ron Bade – Director

Maria Marino - Director was absent for the meeting

A quorum of the board was present and verified.

William Davis of Gem Property Management was also in attendance.

III. Approval of minutes from last meeting

The minutes of the previous board meeting were read by Steve Eppley. Motion made by Ron Bade to accept the minutes with corrections; motion seconded by Provi Piekara and all approved.

IV. Treasurer's report

- Provi Piekara reported that the Accounts Receivable was \$67,383.87 which included all receivables including accounts that were being collected by the attorney. The PayPal account had been set up and M.Y. Future would be sending a letter out with the statements, advising residents that they could now pay by credit card to the Association's PayPal account. As of February 28, 2009 the checking account balance was \$55,015.74, the savings account was \$380,828.18 total cash was \$435,843.92. She also noted that there were no extraordinary checks written in the month of February.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Steve Eppley and approved by all.

V. Correspondence

- Doug Folsom stated that he has received correspondence from various residents regarding parking on the swales and parking in the streets. This correspondence would be forwarded to Gem Property Management for follow-up. Also correspondence was received regarding a trailer parked on the corner of El Clair Ranch Road and Sun Pointe Drive near the wall. Doug Folsom stated that he contacted Palm Beach County Sheriff's office, they ran the plates. Since the trailer was parked on a county road, there was nothing further that the Association could do. Any further inquiries in regard to the trailer the resident should be advised to contact PBSO. It was also noted that any inquiries regarding parking on the roads should be referred to the county, since the Association does not have road jurisdiction.

VI. Operations

A. Maintenance report –James Weber report:

1. Bob's Pools reported that black algae was building up in the pool. They closed the pool so that treatment could be made. The treatment was affective. Bob noted that the pool temperature was at 94 degrees, which was too high. The temperature was reduced to 88 degrees. It appeared that someone was resetting the pool temperature. The maintenance man was instructed to change the lock on the maintenance area and to periodically check the pool temperature. So far the temperature has not been changed.
2. Complaints have been received regarding the mildew on the pool deck and on the chairs. Quotes were obtained to pressure clean the deck and chairs. Both the deck area and the chairs would be cleaned.
3. Jim noted that there were no tables in the pool area and he suggested that the Association consider purchasing some. This would help to generate more interest in pool memberships.

4. It was also noted that in front of the bathrooms, the fence and the deck were in need of repair. The maintenance man was requested to get quotes for the repair of the fence and deck.
5. The irrigation problem has been corrected; the bad valve and missing / defective heads were located and replaced. PMA checked the system and replaced any damaged heads; those that were damaged by the mowers would not be charged by PMA.
6. It was reported that cars were parking on the Butterfly Park, it was suggested that no parking signs be put up or to notify residents near the park not to park their vehicles or allow their guests to park along the Butterfly Park area. Notification to the residents near the park was recommended at this time.
7. The trash can was fixed.
8. Three lights around the tennis court area were out also lighting on the south side of the park was inadequate. It was suggested that additional lighting should be added to this area. The electrician that would be replacing the three lights would also provide a quote for the additional lighting.
9. Jim stated that he was not pleased with Advanced Aquatics, the current lake service vendor. He suggested that Palm Beach Aquatics be allowed to develop a plan to manage the lakes, which would be submitted to the board at the next meeting. If the board approved the plan they should hire Palm Beach Aquatics to replace Advanced Aquatics. Motion made by Tom Kennard to give thirty days termination notice on April 1, 2009 to Advanced Aquatics; seconded by Ron Bade and all approved.
10. Three pressure washing quotes were requested only one was received for \$1,375 to pressure clean the front entrance area, including sidewalks along El Clair Ranch and sidewalks in and around the park area. Motion made by Provi Piekara to accept the D. K. Pressure Cleaning quote; seconded by Steve Eppley and all approved.
11. Jim will look into various alternatives with regard to repairing or replacing the swing set and report back at the next meeting.

B. ARC Report

Ron Bade reported that six new applications had been submitted at the March 17, 2009 ARC meeting. Five were approved with conditions and one was approved as submitted.

C. News Letter and Website

Doug Folsom reported that the news letter would be going out, per Maria Marino. He noted that there were some changes made to the website. However, notification on the website regarding the PayPal account to accommodate credit card payments had not yet been made.

D. Rules and Regulations

Gem Property Management reported twenty three violation letters were sent out since the last meeting. The resident reportedly doing an auto repair business from his home on El Clair Ranch Road was reported to Code Enforcement.

VII. Old Business

Island Lighting – Doug Folsom suggested that when Jim Weber gets the electrician to quote for the additional lighting at the tennis court that they also should quote on installing the poles for the Island Lighting, which FPL has previously agreed to. This would help to speed up the project as long as it did not cost the Association more money.

Tom Kennard reported that he was working on getting quotes for security cameras, and would report as soon as he had all the information available.

Community Party – Provi Piekara reported the caterer's bid was accepted, the clown and the DJ are also secured. The only other items to be ordered would be the tents and tables. Motion made by Ron Bade to approve the ordering of the tents and tables, which would be the same as last year; motion seconded by Tom Kennard and all approved.

Retention Pond Plan – Jim Weber reported that Palm Beach Aquatics quoted \$1,162.00 to provide 1,200 plants to be planted in Lake #4, to help correct the erosion problem. Lake #4 would be the first attempt and if it was successful it would be an alternative for the other lakes. The plant selection would be reviewed by the committee. Motion made by Tom Kennard to accept Palm Beach Aquatics quote to plant 1,200 plants at Lake #4; motion seconded by Provi Piekara and all approved.

VIII. New Business

Doug Folsom reported that the end of year financials would be completed at the end of this week.

IX. Good and Welfare

Kevin Slacks a new member to the community came to offer his help and would consider serving on a committee.

X. Adjournment

A motion was made by Tom Kennard to adjourn the meeting at 8:20 pm; motion seconded by Provi Piekara and was approved by all.