

Sun Valley Board of Directors Meeting Minutes

March 19, 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 March 19, 2008 at the Odyssey School on Woolbright Road in Boynton Beach Florida.

II. Roll call

Board members present:

Brian Krol – President
Tom Kennard – Vice President
Tim Motlow - Recording Secretary
Providence Piekara – Secretary/Treasurer
Maria Marino - Director
Doug Folsom – Director

Jason Dobranz and Jerry Solomon, Directors 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. Motion by Tom Kennard to accept corrected minutes as read; seconded by Provi Piekara and all approved.

IV. Treasurer's report

Provi Piekara states that the regular checking account has a balance of approximately \$99,000.00. \$40,000.00 has been moved to the savings account. There was a \$38,000.00 deposit from the renegotiated contract with Comcast. Accounts receivable are \$33,138.40 and 45 homeowners are still outstanding with their maintenance payments. Motion made by Tom Kennard to accept the treasurer's report, seconded by Tim Motlow and approved by all.

V. Correspondence

- A. Brian reported that 67 homeowners responded to the survey in the newsletter; survey results were distributed to the board members.
- B. Operations
 1. Maintenance report – Tom Kennard stated that the following issues have been addressed:
 - a. Pool lettering – Has been stenciled back on and this satisfies the Health Department requirement.
 - b. Bathroom door frame – Has been replaced due to dry rot and termites.
 - c. Playground – Tom Kennard stated that in speaking with residents at the playground, they told him that security was their main concern.

- d. Other – Three (3) bids are to be obtained for security cameras in the parking area and playground. Tom Kennard will investigate this issue further. Tennis court lights will be upgraded and the lights for the royal palm trees at the front entrance will be replaced.
2. Architectural Review Committee –Tim Motlow informs that the ARC met on 3/10/08 and five (5) approvals were granted; three (3) for painting, one (1) fence installation and one (1) planting of two (2) palm trees.
3. Newsletter - Maria Marino advised that the President’s letter will not appear in this month’s Newsletter. The Newsletter will be published within the next few days.
4. Website - Maria Marino advised that the website will be updated within the week with a link added to the community by laws.
5. Rules and Regulations - Robert Bucchere reported the following:
 - Pressure cleaning of driveways, sidewalks and roofs - 169 violation letters were sent out on February 12, 2008; follow-up inspection on March 12th and 14th conducted and 30 homes are still not in compliance; a second notice is being sent out.
 - House rust -25 letters were sent out on February 25, 2008; follow up is scheduled for March 26th.
 - Exterior house painting - 27 letters were sent out on March 12, 2008 follow-up is scheduled for April 12th.
 - Swale parking - 34 letters were sent out on February 27, 2008 for parking violations.

VI. Old Business

- A. Front Entrance – Roving security and security cameras were discussed. Doug Folsom suggests that instead of lights, security cameras should be investigated. Provi Piekara stated that the front entrance needs to be enhanced. Bids are to be obtained for lights, tile replacement and the re-planting of the front entrance.
- B. Lights in the Island – Doug Folsom states that Sun Valley does not own the entire island, only a small portion of it. Palm Beach County owns the rest of it and recommends working with FP&L to put a street light in the island. A double acorn light on a 15 foot pole is to be added to the island.
- C. Community Party-June 7 – Provi Piekara does not have a report for the meeting but states that she will secure the date with the catering company.

VII. New Business

None reported.

VIII. Good and Welfare

No homeowner comments.

IX. Adjournment

A motion was made by Tom Kennard to adjourn the meeting at 8:10 pm; this was seconded by Doug Folsom and was approved by the board.

Minutes submitted by Robert Bucchere, LCAM, Gem Property Management
April 7, 2008