

Sun Valley Board of Directors Meeting Minutes

Approved
April 15, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:06 PM on April 15, 2009 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
James Weber – Second Vice President-Operations
Providence Piekara –Secretary/Treasurer
Steve Eppley – Recording Secretary
Jerry Solomon – Director
Ron Bade – Director

Brian Krol, Vice President, Tom Kennard, Director and Maria Marino, Director were 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 James Weber and all approved.

IV. Treasurer's report

- Provi Piekara reported that the Accounts Receivable as of March 31, 2009 was \$52,230.40, the checking account balance was \$48,547.31 and the savings account was \$380,973.73 total cash was \$429,521.04. She also noted that with the exception of two \$10.00 returned check fees everything else was normal. A question was raised about putting some of the savings into a CD; Provi stated that the savings account was an interest bearing money market, which also provided liquidity in the event funds were needed quickly.
- James Weber suggested that all future contracts do not contain an automatic renewal clause.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by James Weber and approved by all.

V. Correspondence

- Doug Folsom stated that the only correspondence that he received was regarding the ARC, which was transferred to Ron Bade. The trailer issue has been resolved. Kevin Slacks requested to be on the front entrance committee.
- Provi Piekara reported that she received an e-mail requesting a refund for the cable portion of the maintenance, since the resident was not using the cable. Provi responded back to her that the association would not be refunding anything for the cable as this was a part of the community's maintenance. The residents response, in a nasty e-mail, was that she would not be paying the next maintenance when due.
- Pam Sullivan inquired about having a pool party for children. The response was that the association does not rent out the pool or close the pool for a specific party; the current rule is if you have a pool membership then you can bring friends who are not residents of Sun Valley.

VI. Operations

A. Maintenance Report –James Weber:

1. Pressure cleaning of the pool deck, sidewalks and chairs would begin on May 4, 2009 and completed by May 5, 2009. The areas that are being pressure cleaned will be closed until the work is completed.
2. James is currently waiting on quotes for resurfacing the pool deck and coping.
3. Maintenance will schedule the painting of the bathrooms and gates, so that they will be completed prior to the June community party.
4. The fencing in front of the bathrooms have been removed, the cost to remove them was \$200.00.

5. Irrigation system – the lower irrigation system was checked after PMA had made the repairs, it was found that all of the heads except one was operational. PMA was advised. The irrigation system will be tested this coming Sunday at 5:00 pm.
6. Lake maintenance - a letter was sent certified mail to Advanced Aquatics giving them a thirty day notice of termination. May 7th would be the effective date of termination. Palm Beach Aquatics would begin their contract effective May 7, 2009. It is anticipated that the lake plantings will begin about a week later on May 11, 2009.
7. Lake Committee – currently the committee consists of two members, James is working on recruiting more individuals. He proposed that a regular report would be presented at each board meeting. It was noted that as the project moves forward professional services would be required.
The prime objective for the committee would be to establish a relationship with various government agencies to help assist with the lake restoration. James will establish a projected time table for various stages of the project to be completed and present it to the board at the next meeting.
8. Park area – the damaged swings were replaced, also the toddler swings were now on one set and the adult/child swings were on the other set. James would continue to obtain quotes for new gym sets, to be presented at the next meeting for discussion.
9. Butterfly Park parking - after Tom Kennard spoke to the residents around the park the parking problems seems to have been resolved.
10. Tennis court lighting – the quote that was received was much higher than expected, therefore, more quotes will be obtained.
11. James requested that he would like to approve all maintenance invoices prior to payment. It was agreed that a list of the vendors that he would like to approve be forwarded to Provi Piekara and she would arrange to have the invoices given to James most likely by e-mail.

B. ARC Report

Ron Bade reported that three new applications had been submitted at the April 13, 2009 ARC meeting. All were approved as submitted.

C. News Letter and Website

Doug Folsom reported that the news letter would be going out before the community party, per Maria Marino. He noted that he would have Maria forward to the board members, topics that would be included in up-coming newsletters and if someone wanted a topic to be included it could be added at that time.

D. Rules and Regulations

Gem Property Management reported twenty nine violation letters were sent out since the last meeting.

VII. Old Business

Island Lighting – Doug Folsom reported that the electrician’s quote for installing the poles for the Island Lighting would cost almost twice as much as what FPL wanted. Therefore, we would wait for FPL.

Security Cameras - Doug Folsom stated that Tom Kennard did not have all the bids as yet; however, he expected to have three quotes for the next board meeting.

Community Party – Provi Piekara reported that she was considering hiring a magician as an extra for the party. If the cost for the magician would be \$150.00 to \$200.00 she would consider to hire him for the community party. No one objected to having a magician. Provi also advised that everything was moving ahead with the community party as planned.

VIII. New Business

None

IX. Good and Welfare

None

X. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 8:01pm; motion seconded by Provi Piekara and was approved by all.