

Sun Valley Board of Directors Meeting Minutes

Approved
April 16, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:10 pm on April 16, 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
Maria Marino - Director
Doug Folsom – Director
Jerry Solomon - Director

Providence Piekara, Secretary/Treasurer and Jason Dobranz, Director 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. With corrections made by Tom Kennard, he made a motion to accept corrected minutes; seconded by Maria Marino and all approved.

IV. Treasurer's report

Tom Kennard read report in the absence of Provi Piekara. There is approximately \$82,827.00 in the checking account and \$356,420 in the savings account. Accounts receivables are \$36,000.00. Thirty-one (31) residents have not paid their maintenance as of April 15, 2008. There are ten (10) homes presently in foreclosure. Motion made by Tim Motlow to accept the treasurer's report, seconded by Maria Marino and approved by all.

V. Correspondence

Brian Krol updated the Board with the current contact list of Board members E-mail addresses and phone numbers as well as a list of all Sun Valley committee members.

VI. Operations

A. Maintenance report – Tom Kennard reported:

1. Pool graffiti – on the south wall has been removed.
2. Hot water heater – the temperature has been fixed but a new heater may be necessary.
3. Playground – the tennis court lights have been fixed and repositioned and the bulbs have been replaced to give better lighting.
4. Foreclosure (lawns) – Gem to contact banks and real estate companies to maintain lawn cutting, when necessary.

- B. Architectural Review Committee –Ron Bade reports that four (4) approvals were granted for house painting.
- C. Newsletter - Maria Marino is to inquire about getting the Newsletter delivered. The next Newsletter is scheduled to be out the first week in May
- D. Website – Community party information will be added to the website and the web hosting service has been renewed for another year.
- E. Rules & Regulations – Bill Davis, Gem Property, reported that as of April 10, 2008:
 - 1. Eight (8) letters for parking violations (swale) were sent out since last board meeting.
 - 2. 17 of the 169 homes that were sent notices for cleaning of driveways on Feb. 12, 2008 are still in violation and have been sent a 10 day notice to comply.
 - 3. Five (5) of the 27 homes sent notices for house painting have complied since receiving their first notice sent on March 12th.
 - 4. Three (3) of the 25 homes sent notices for house rust are still in violation and have been sent a second violation notice.

VII. Old Business

- A. Front Entrance – Doug Folsom reports that the general contractor is to obtain the cost to replace the tiles. Brian Krol suggests a natural stone color with no maintenance, so that they will not need replacement often since the tile work is the most costly. Doug Folsom stated that within a week, he should be able to E-mail all board members pictures of the proposed plans for the front entrance.
- B. Lights in the Island – Doug Folsom reports that FP&L will help to defray the cost. Palm Beach County still needs to inform Sun Valley of the placement of the light; prices should be received by the next Board meeting
- C. Community Party – Brian Krol reported due to the absence of Provi Piekara, that all the previous vendors used from last year's party had been contacted by Provi and they are available for the date of June 7. A motion was made by Brian to use the same people as last year as they did a great job and approve the \$7500.00 cost for the party. Motion is seconded by Tom Kennard and all approved.

VIII. New Business

Security Cameras – Tom Kennard reports that we should have three (3) proposals by the next board meeting.

IX. Good and Welfare

Homeowner comments – Buttonwood tree in butterfly garden has one limb hanging; trimming of the tree may be needed so it does not fall over.

X. Adjournment

A motion was made by Tom Kennard to adjourn the meeting at 8:15 pm; this was seconded by Maria Marino and was approved by the board.