

SUN VALLEY HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, APRIL 19, 2006

The Sun Valley Board of Directors met on April 19, 2006 in the Odyssey Middle school. The meeting was called to order at 7:05 PM by President Brian Krol. In attendance were Brian Krol, Frank Burat, Tom Kennard, Tim Motlow, Lori Crane and Dominic Popolizio. Paul LeTourneau. and Alan Pettigrew were not in attendance. Tim Motlow read the minutes of the Board meeting of March, 2006. Tom Kennard moved the minutes be approved with corrections. It was seconded by Lori Crane and unanimously approved.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard. All of our bills were reviewed and all checks were reviewed and everything was in order. We spend approximately \$20,000 a month and with the amount of money that we have in the operating account Tom will be getting with our accounting adviser to see if we can have those funds earning interest instead of just sitting in the account. He will have a follow up report next month after speaking with our lawyer and accounting adviser. Frank made a motion that we accept the report as submitted. It was seconded by Tim and unanimously approved by the board.

As of April 18th there were still 15 people that have not paid their assessment. May 15th is the deadline. May 16th no one on the board should talk to anyone who still has not paid, they will be contacted by the lawyer. Last year at this time there were 41 people who had not paid.

CORRESPONDENCE: We have a new volunteer who will help out with the lake maintenance supervisor. He will be going around with the supervisor as he treats the lakes for algae or whatever it needs. He will also act as a liaison between the super and the people who live around the lakes.

The other correspondence has to do with a dispute on Sunberry Circle between neighbors regarding a fencing matter. The Board is committed to not taking sides on these issues and will merely follow the documentation. The situation is presently under review.

OPERATIONS:

MAINTENANCE: Frank introduced Joel Williams, our new maintenance man who began in March.

Hurricane repairs

- **Roof Repair Bathhouse** – The Bathhouse is in the process of getting a new roof. We are waiting on some additional material that we are sure will arrive soon after which Joel will see to getting it painted right away.
- **Pool Fence and Hedge** – PMA submitted a proposal of \$400.00 for the removal of the ficus hedge and Frank signed off on the proposal.
- **Repair of Canopy Canvas at Pool** – Frank approved a proposal by Delray Awning to repair the canopy and that work should begin right away.

- **Trimming of East Park Hedge** – We received bids from PMA for \$2,000.00 to bring the hedges down from 15' to 7" and remove all debris and a bid from Collins Tree Trimming Service for \$1,500 to do the same work. A third bid is still out and has not been received. Tom shared that both companies are ones that we presently work with and we need this work done before hurricane season. PMA will contract the work out; therefore we decided to use Collins Tree Trimming Service to do the work. Tom moved that we use Collins Tree Trimming Service for the trimming of the hedges along the east property line. It was seconded by Dominic and unanimously approved.
- **Curbing of the Front Entrance** – Tom is checking with the county to see about getting it done free if possible. Frank presented a bid from the paving lady as an example which came to a little less than \$9,000.00 for 480' of curbing, 240' both sides with a permit being needed and drainage also having to be addressed. \$8,800 of the proposal is strictly for the curbing. We discussed providing a paved parking area for our crossing guards instead of them just the lawn which would be an additional \$2,600. Lori raised some objection to the crossing guards being our only motivation for this additional work. Tom

shared that this area is the worst location for parking due to the nature of traffic flow for that location. It was determined that we are a bit premature voting for work that may not be permitted or maybe done for free.

- **Additional planting** – PMA is providing a proposal to replace the crotons in the islands around the lake near the pool. After much discussion it was decided that the landscapers will handle the placement of the firecracker plants and maintenance in various locations from the entrance to the pool area. Kay and Marsha will continue to maintain the butterfly garden. Frank moved that we approve the proposal from PMA of \$2,140 for the work discussed. Tom seconded and it was unanimously approved.
- **New Park Lighting** – We have two proposals and should the third by next meeting. Tom will get with Joel Williams.

LANDSCAPING: Kay suggested that when the mulch is ordered that we order environmental mulch and look out for the Brazilian pepper. Butterfly garden is going well.

ARC REVIEW: Lori reported that there have been three meetings since the board meeting. About 53 homeowners have submitted applications within the last month. People are taking this process for exterior modification seriously.

As new business Brian suggested that we add another person to the committee. Tom moved that we add an extra person off the board and any board member can fill in to the ARC committee as needed. Frank seconded. As a point of discussion Lori asked if this motion is changing the ARC committee procedure composition, “must consist of three members.” That will be changed to “must consist of at least three members.” This will facilitate the handling of the increase in applications being submitted. The members of the ARC were commended for the great job they are doing.

POOL: Pearl Smiler was not present.

NEWSLETTER: Brian reported that the newsletter should be out next week.

SV HOA Web Site: Hopefully we will have a report next month

GARAGE SALES: Dominic Popolizio reported all is well this month.

COBWRA: We will have a report next month. Anne Marie Edmunds will represent us well and anyone interested in helping can do so.

RULE AND REGULATIONS: A survey of all the homes in Sun Valley to determine the state of repair of homes with no visible work being done. The Rules and Regulations committee met and generic letters are being formulated and Rules and Regulations will be present in the newsletter.

COMMUNITY RELATIONS: Alan was not in attendance. Brian reported that we have some estimate for the party on June 3rd based on 300 people. For food we are estimating around \$4,500.00. Brian suggested \$6,000.00. Tom moved that we allocate \$6,000 for the party to be held on June 3rd. Frank seconded and it was unanimously approved

LWDD: Tom stated that there is nothing to report at this time.

4th of July Block Party: Tom requested approval from the Board to have the annual party. It was unanimously approved

GOOD AND WELFARE: Neighbor dispute 9800 El Clair Ranch Rd. Code enforcement was called and the matter is in their hands.

Tom moved that the meeting be adjourned. It was seconded by Lori. The meeting was adjourned at 8:30 PM.