

Sun Valley Board of Directors Meeting Minutes

Approved
April 21, 2010

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 April 21, 2010 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
Brian Krol – Vice President
Providence Piekara, Secretary/Treasurer
Steve Eppley, Recording Secretary
Tom Kennard – Director

James Weber, Second Vice President–Operations, Maria Marino, Director and Jerry Solomon, Director were absent for the meeting.

A quorum of the board was present and verified.

Bill Davis of Gem Property Management and Jim Messino, substituted for Maria Marino, were also in attendance.

III. Approval of minutes from last meeting

The minutes of the March 17, 2010 board meeting were read by Steve Eppley; motion made by Provi Piekara to accept the minutes with corrections; motion seconded by Brian Krol and all approved.

IV. Treasurer's report

- Provi Piekara reported that the Accounts Receivable as of March 31, 2010 was \$87,711.05. The checking account balance was \$169,910.14 and the savings account was \$227,001.82, total cash was \$396,911.96. She noted that there were no extraordinary checks written for March. There were no transfers made between the checking and the savings accounts for the month. Provi stated that in total there were 91 homeowners who still owed as of March 31, 2010. This amount included foreclosures. Doug noted that the accounts receivable was higher compared to the same time for last year.
- Motion made by Tom Kennard to accept the Treasurer's report; motion seconded by Steve Eppley and approved by all.

V. Correspondence

- Doug Folsom stated that the following correspondence was received during the past month which included inquiries about the vacant house on Sun Pointe Drive and what could be done with the dead palm tree and the dead palm fronds hanging from the trees. This matter was turned over to Gem Property Management for response. The other correspondence was in regard to the safety and security in the playground area. It was noted that with the installation of the cameras this problem should be corrected.
- Provi Piekara noted that she received various inquires regarding the damage to the front entrance.
- Doug Folsom reported that James Weber resigned from the board for personal reasons.

VI. Operations

A. Operations

Doug Folsom reported that other than routine maintenance everything was running smooth for the past month. Brian Krol noted that any new contractor working in the community would be responsible for damage that they caused to the underground piping.

B. ARC Report

Doug Folsom reported that five new applications had been submitted at the April 12, 2010 ARC meeting. Four applications were approved with conditions (permits) and one was approved as submitted.

C. News Letter and Website

Jim Messina reported for Maria Marino that the web site was up to date except for the February minutes which were just received. Jim stated that Maria was waiting for the Presidents Letter and once that was received the letter would be going out the first week in May. Doug Folsom noted that he had opened a Non-Profit Visa/Master Card Account at a 2.12 % rate for the association so that residents could now pay their maintenance with a credit card. He would supply Maria with the information for credit card payments so that it could be included in the newsletter and web site.

D. Rules and Regulations

Gem Property Management reported nineteen new violations and nineteen follow-up violations for the period ended April 21, 2010. The minutes of the Grievance Committee Meeting held on March 24, 2010 were read by Bill Davis; motion made by Provi Piekara to accept the minutes as read; motion seconded by Steve Eppley and all approved.

VII. New Business

Front Entrance - Doug Folsom reported that a police report was obtained; an insurance claim was filed with the responsible person's insurance company. Pictures were taken of the damage to the wall and landscaping. Quotes would be obtained for the repair of the wall, tiles and landscaping. He estimated that the minimum cost for the repair would be \$30,000 to \$35,000.

Open Board Member Position – Doug Folsom recommended Gary Hansen, a resident of the community, to be appointed to the board to fill the open position resulting from Ron Bade's resignation. Motion made by Provi Piekara to appoint Gary Hansen to the board; motion seconded by Brian Krol and all approved.

VIII. Old Business

Security Cameras– Jim Messino gave an update on the security cameras for the community. He recommended for the front entrance to use a square aluminum pole to be installed with two cameras mounted to the pole to record incoming and outgoing traffic. This would eliminate the cost of digging up the front entrance and the cost of a second pole. The Association would have to hire an electrician to run power to the cameras. For the pool area he would install cameras on the existing pole at the far side of the pool plus the existing light pole in the parking lot. The type of surveillance required would determine what cameras should be installed. He also recommended an up-graded DVR so that surveillance of the tennis court area could also be included.

Lake 4 Fountain – Doug Folsom reported that he and Joel Williams would install the fountain in the lake with the exceptions of the electrical connections, which would have to be done by an electrician. This fountain would not only enhance the beauty of the lake but also help to aerate the water.

Pool– Doug Folsom recommended using a key-card access system rather than keys. Provi Piekara showed the proposed colors that would be used for the sun deck and also for the tile color that would replace the current sea foam tiles.

Annual Picnic- Provi Piekara stated that plans for the annual picnic were moving forward and that arrangements with the catering company were in place.

IX. Good and Welfare

A resident of Sun Valley expressed concern about the security cameras and that they would infringe on her privacy. Doug Folsom assured her that the cameras were for community security and not to monitor the number of times individuals come into and leave the community.

Concern was also expressed if a special assessment would be needed in the event that the insurance claim would not cover the full amount of the damages to the front entrance. It was noted that at this time it was expected that the individual's insurance company would pay for the required repairs to the front entrance.

Another resident asked about the house that was damaged by a vehicle on El Clair Ranch Road. Brian Krol stated that the Association had obtained a police report and notified the county to replace the stop sign which was damaged from the incident.

A resident questioned what could be done to monitor speeding cars coming into the community and if more speed bumps could be installed. Tom Kennard recommended contacting the Sheriff's office regarding the speeding and to contact Roads and Bridges regarding the speed bumps.

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 8:36 pm; motion seconded by Steve Eppley and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management May 12, 2010.