

Sun Valley Board of Directors Meeting Minutes

Approved
May 20, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:08 PM on May 15, 2009 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
Brian Krol – Vice President
James Weber – Second Vice President-Operations
Providence Piekara –Secretary/Treasurer
Thomas Kennard - Director
Jerry Solomon – Director
Ron Bade – Director

Steve Eppley, Recording Secretary 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 Tom Kennard. Motion made by Ron Bade 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 April 30, 2009 was \$47,636.88 there were 42 people that had not paid their annual maintenance and that 15 of those were in collection. In comparing this amount to last year she thought that it was more, however, Tom Kennard pointed out that the statements with final notice before being turned over for collection were sent out May 15th and this would probably change the figure. The checking account balance was \$31,529.68 the savings account was \$381,114.64 combined cash total was \$412,644.32. She expected to transfer \$20,000.00 to \$30,000.00 from the savings to the checking.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Tom Kennard and approved by all.

V. Correspondence

- Doug Folsom stated that he had a number of calls from realtors; one realtor mentioned that there was some movement with foreclosure. But this was still a buyer's market, and that each community was competing with other communities with a similar problem.
- Ron Bade pointed out that the owner of 9731 El Clair Ranch Road was attempting to rent the property even though he only owned it for approximately nine months. This was a violation of the rules and regulations of the community which states that an owner must actually live in the residence for two years before it could be rented. Gem Property Management would send a violation letter to the resident.

- Doug Folsom noted the only other communication was with regard to an incident at the pool. He received four phone calls from different residents regarding the throwing of a football in the pool area. They were asked to stop, but continued on throwing the ball. James Weber said that he was notified after someone was hit with the ball. Jim spoke to the person throwing the ball, and also spoke to his parents. Jim noted that this was one of many incidents that have occurred at the pool.
- Jerry Solomon stated that he had a phone call from a community resident who was in collection, and she was concerned about the amount charged by the association's attorney. Jerry said that after comparing the correspondence between the attorney and the resident he questioned the attorney's charges at that point in the proceeding, noting that if an association attorney is not fair in his charges to residents it does not look good for the Sun Valley community. The resident said that the current year's maintenance bill was sent through the attorney rather than from M.Y. Future, this resulted in penalty charges. Jerry suggested that we allow the resident to pay the current year's maintenance directly to us without the penalty charge. Brian Krol noted that before we make a motion regarding this, we review the collection contract that we have with our attorney. Tom Kennard noted also that the resident should arrange for her attorney to request from the association's attorney justification for his charges. No motion was made.

VI. Operations

A. Maintenance Report –James Weber:

1. Palm Beach Aquatics has started to maintain and clean up the lakes, this past week they were in the community twice. In the course of their lake clean up they discovered aquatic plants in Lake #4 which were not native to the area, and would have to be taken care of first before any future planting could be done. The planting at Lake #4 would be postponed until June 15th. It was also noted that there were a number of obstacles preventing access to the lakes. Unless alternative access can be made, residents will have to be notified to remove any obstacles that hamper with lake access. It was also determined that the boat ramp at Lake #3 would need to be rebuilt. Jim requested that volunteers would be needed for this project.
2. FPL lighting – Jim has spoken with several people at FPL regarding the delay in getting the lighting project completed. A Vice President of Customer Relations offered her help if the problem continued.
3. Jim noted that only one estimate was received for \$6,451.00 to replace the coping and tile work that would be required to bring the pool up to code. It was suggested that a second quote be obtained before a decision could be made.
4. The pool furniture was inspected and it was determined that 27 lounge chairs and 4 regular chairs would require new strapping. A quote received from Sunnyland for \$1,736.00 less 10% discount to restrap the furniture. To replace the furniture would cost approximately \$4,600.00. Doug Folsom suggested using a hotel liquidation supplier that he had used, Jim would contact them.
5. Pool incidents – The pool incident problems are similar to the problems that were at the hand ball court. After the hedge was cut down the problems decreased. Jim suggested doing the same for the pool area, to cut the south side and the west side. The estimate he received from PMA to cut the hedges was \$500.00. After further discussion it was decided to only do the south side. Motion made by Ron Bade to cut the hedges on the south side and west would be cut to a height equal to the height of the hedges in front of the sign; motion seconded by Tom Kennard and approved by all.
6. Pool lighting – The additional lighting on the south side consisting of one new pole with two lights plus an additional light on an existing pole, two estimates were received one for \$1,400.00 and the second for \$4,000.00. Motion made by James Weber to accept the \$1,400.00 quote; motion seconded by Tom Kennard and approved by all.

B. ARC Report

Ron Bade reported that four new applications had been submitted at the May 11, 2009 ARC meeting. Two were approved as submitted and two were approved with conditions.

C. News Letter and Website

Doug Folsom reported that the news letter would be going out this weekend, per Maria Marino. He noted also that Maria stated that the website was up to date and if anyone wanted anything to be added to please contact her.

D. Rules and Regulations

Gem Property Management reported thirty two new violation letters were sent out and five second notice letters sent out since the last meeting.

VII. Old Business

Security Cameras - Tom Kennard reported that he had four bids for a basic system plus an enhanced system. He would review these bids with the people on the committee and narrow it down to two which would be presented and discussed at the next board meeting.

Community Party – Provi Piekara reported that everything was in place except for the magician. She noted that volunteers were needed to help with the kids and the games. The party would be held rain or shine.

VIII. New Business

Doug Folsom reported that the financial review for last year had been completed. He commended M.Y. Futures for the excellent job that they have done and the help they provided to make the review go smoothly.

Pool membership rates – James Weber suggested that the rates remain the same as last year. Provi Piekara stated that she agreed especially with the current economic conditions. The current rates are \$275.00 annual membership, \$150.00 for a weekend membership, \$150.00 for a winter membership and a \$75.00 exercise fee. Motion made by Tom Kennard to keep the pool membership rates the same as last year; motion seconded by James Weber and approved by all.

Cable contract – Doug Folsom stated that we need to prepare for the renegotiation of the cable contract. He would like to meet with the security committee to develop a plan for presentation at the next board meeting. Tom Kennard recommended that we contact the cable consultant that was used previously.

Block party July 4th. – Tom Kennard stated that each year he and Brian Krol conduct a private block party on the 4th of July. This would require that part of Sun Pointe Circle be closed. A letter from the Sun Valley HOA would be required stating that the Association had knowledge of the event and also the closing of part of the street, this letter would be given to the police and the Department of Roads and Bridges. Motion made by Provi Piekara acknowledging the block party and the closing of part of Sun Pointe Circle for the event; motion seconded by Brian Krol and approved by all.

IX. Good and Welfare

Provi Piekara reported that one of her neighbors contacted her regarding the large number of individuals coming into the community who are not residents. This situation scares her and she was wondering what the board could do about it. Since the community does not have security it was recommended that she contact the Sheriff's Office.

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 8:37 pm; motion seconded by James Weber and was approved by all.