

Sun Valley Board of Directors Meeting Minutes

Approved
May 21, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:14 PM on May 21, 2008 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Brian Krol – President
Providence Piekara – Secretary/Treasurer
Tim Motlow - Recording Secretary
Jason Dobranz - Director
Doug Folsom – Director
Jerry Solomon - Director

Tom Kennard, Vice President and Maria Marino, 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.

Brian Krol informs the Board and those in attendance that Vice President, Tom Kennard had extensive surgery for cancer today; he came through the surgery and is presently resting comfortably. The Board sends its best wishes to Tom Kennard and hopes he will return soon.

III. Approval of minutes from last meeting

The minutes of the previous board meeting were read by Tim Motlow. Motion made by Provi Piekara to accept the minutes with minor corrections; motion seconded by Jerry Solomon and all approved.

IV. Treasurer's report

Provi Piekara stated that as of April 30, 2008, there was \$70,338.95 in the operating account and the savings account is reported to have \$334,481.06 for a total of \$404,820.01. Accounts receivables are \$30,524. Twenty-nine (29) residents have not paid their maintenance; twelve (12) homes are in foreclosure. There is one more demand letter to be sent for payments before accounts are turned over to the Board attorney for collection. Motion made by Tim Motlow to accept the Treasurer's report; seconded by Jason Dobronz and approved by all.

V. Correspondence

Brian Krol reports two (2) new foreclosures, bringing the total to twelve (12). They are 9896 Majestic Way and 9319 Sun Pointe Drive. Brian also states that he will be away from June 16 – 30. The Board agrees to have the next meeting on June 11, 2008.

Brian Krol also reports that Ron Bade would like a seat on the Board. Motion is made by Brian to accept Ron Bade as a new board member; motion seconded by Jerry Solomon and approved by all.

VI. Operations

- A. Maintenance report – Brian Krol reported:
 - 1. Tree Trimming – will be done in preparation for the hurricane season.
 - 2. Weir Doors, Drainage – have been tested.
 - 3. Flowers around Front Trees – will not be replaced until cooler weather.
 - 4. Foreclosure Lawns – have been cut.
- B. Architectural Review Committee –Tim Motlow reports that a meeting was held on May 12, 2008. Nine (9) ARCs were submitted and approved; five (5) for house painting, one (1) for a fence, one (1) for shutters, one (1) for windows and one (1) for a new mailbox.
- C. Newsletter – In Maria Marino’s absence, Brian Krol reports that the Newsletter was delivered.
- D. Website – no report given.
- E. Rules & Regulations – Gem Property Management reported:
 - 1. Fourteen (14) new violation letters were sent out for parking, pressure cleaning and house rust.
 - 2. Seventeen (17) second notice violations were sent out with ten (10) responses.

VII. Old Business

- A. Island Lighting – Doug Folsom reports FPL proposes to dig across El Clair Ranch Road. Sun Valley to be informed where lights will be placed before digging begins. Doug Folsom provides each board member with a report detailing the cost of various capital projects. Brian Krol states that he would like to see additional bids on the island lighting.
- B. Front Entrance – Doug Folsom reports that two bids for landscaping have been received and he is waiting for a third. He will present more detailed and finalized bids at the next board meeting.
- C. Community Party –Provi Piekara reports that the DJ and food are all set as well as an additional tent and waterslide. The clown used in the past is booked for another party so another clown is being investigated. There is a possibility that the party will exceed the \$7500.00 budget by a small amount due to cost increases over the previous year.

VIII. New Business

- A. Security Cameras – Not finalized.
 - B. Pool Rates 2008/2009 pool season - \$275.00 currently
\$150.00 weekend
\$150.00 winter season from 11/1 to 3/31
- Motion by Ron Bade to keep rates the same; seconded by Jason Dobranz and all approved.

IX. Good and Welfare

In response to a request from a homeowner, Brian Krol is to obtain information on the average cost of liens for foreclosures.

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 8:05 pm; this was seconded by Tim Motlow and was approved by all.