

Sun Valley Board of Directors Meeting Minutes

Approved
June 11, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:03 PM on June 11, 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
Doug Folsom – Director
Jerry Solomon – Director
Maria Marino – Director
Ron Bade - Director

Tom Kennard, Vice President and Jason Dobranz, Director were absent for the meeting.
A quorum of the board was present and verified.

Bill 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 Tim Motlow. Motion made by Provi Piekara to accept the minutes with minor corrections; motion seconded by Doug Folsom and all approved.

IV. Treasurer's report

- Provi Piekara stated that because of the date of the meeting, the bank statements had not been received and the accounts were not reconciled. As of May 31, 2008, the book balance in the operating account was \$45,065.91 and the savings account is reported to have \$334,860.23, for a total of \$379,926.14. Accounts receivables are \$30,088.19.
- Twenty-three (23) residents have not paid their maintenance and fourteen (14) homes are in foreclosure.
- One disbursement to Cederwood Villa in the amount of \$1,560.00 was made because the accounting office deposited Cederwood's deposit to the Sun Valley account by mistake and had to be refunded. The amount was verified and corrected.
- Motion made by Ron Bade to accept the Treasurer's report; seconded by Maria Marino and approved by all.
- Brian Krol suggested that a transfer from the savings account the operating account be made to bring the operating account up to \$60,000.00.

V. Correspondence

- Brian Krol reports two (2) new foreclosures, bringing the total to fourteen (14). They were 5560 Spring Lake Terrace and 9381 Laurel Green Drive.
- Provi Piekara stated that the Association received a thank you note from the caterers for choosing them to cater the picnic

VI. Operations

A. Maintenance report – Brian Krol reported:

1. Tree Trimming – was completed
2. Weir Doors, Drainage – are in good working order

B. Architectural Review Committee –Ron Bade reports that a meeting was held on June 9, 2008. Two (2) ARCs were submitted and approved, one (1) for garage door and front door replacement
One (1) painting house and roof trim.

- C. Newsletter – Maria Marino reported that the next letter would be going out June 27, 2008, however, Brian Krol suggested after July 1 as he will be away.
- D. Website – Maria Marino reported that the website was up to date and included pictures from the Community picnic.
- E. Rules & Regulations – Gem Property Management reported:
1. Ten (10) new violation letters were sent out for parking, & pressure cleaning.
 2. Seven (7) second notice violations have not been responded to. Brian Krol requested copies of violation letters from residents who have not yet responded.
 3. A certified letter was received from Mr. Saltzman 9471 Sun Point Drive dated June 3, 2008 stating that he expects the repainting of the house and removal of the wood shutters would be completed by July 31, 2008. Brian Krol recommended that a reply letter should be sent to Mr. Saltzman indicating that he needs ARC approval before he can repaint his house. In order to meet the July 31st date he would need to submit his application before the ARC meets on the second Monday in July.

VII. Old Business

A. Island Lighting

- Doug Folsom reports FPL requires only FPL approved contractors to do their work. RN&T Construction, Inc is an approved contractor for FPL. They will bore across El Clair Ranch Road, install approximately 260ft.of PVC pipe in a trench, supply labor and equipment and replace sod for \$1,950.00. RN&T will indicate where the light poles will be placed for prior approval by each board member.
- Ron Bade suggested that a letter should be sent to the residents in the area of the light poles so that they are aware of lighting prior to it being installed. Tim Motlow will send a letter to the residents advising them of the light installation.
- Doug Folsom stated that it would take 30 days from the receipt of the deposit for the work to be completed and that the cost would be \$9,168.00 excluding taxes for a double acorn light or it could be financed for 10 years at \$163.00 per month. The single acorn would cost \$6,267.00 excluding taxes or financed for 10 years at \$111.00 per month.
- A motion was made by Ron Bade for the single acorn, seconded by Maria Marino and approved by all.
- The lights come in either black or green; Provi Piekara made a motion for the black light, seconded by Maria Marino and approved by all.
- The poles come in two styles, Washington or Victorian. A motion was made by Ron Bade for the base to be the black Washington; this was seconded by Maria Marino and approved by all. Brian Krol suggested that the light bulbs should be 100 watt.

B. Front Entrance – Doug Folsom reports that he had not received all of the information from the contractors as requested and would give an updated report at the next meeting.

VIII. New Business

Security Cameras – Brian Krol reported that security cameras were on hold for now.

IX. Good and Welfare

None

X. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 7:45 pm; this was seconded by Jerry Solomon and was approved by all.