

Sun Valley Board of Directors Meeting Minutes

Approved
June 17, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:12 PM on June 17, 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
Jerry Solomon – Director
Maria Marino - Director
Ron Bade – Director
Steve Eppley – Director

Providence Piekara, Secretary/Treasurer and Tom Kennard, 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 Steve Eppley Motion made by Ron Bade to accept the minutes with corrections; motion seconded by Steve Eppley and all approved.

IV. Treasurer's report

- In the absence of Provi Piekara, Doug Folsom reported that the Accounts Receivable as of May 31, 2009 was \$43,251.66. There were 35 people that had not paid their annual maintenance. He noted that some of the small balances would be written off.
- The checking account balance was \$10,728.04, the savings account was \$381,248.03, and the combined cash total was \$391,976.07. It was also noted that nothing was out of the ordinary, regarding expenditures during the month of May 2009.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by James Weber and approved by all.

V. Correspondence

- Doug Folsom stated that he had received three pieces of correspondence. Two were from home owners who were ecstatic about the Community Party. The other was in regard to the pump station on the corner of El Clair Ranch Road and Laurel Green Drive, which requires landscape maintenance work.
- Motion made by Brian Krol to have PMA clean up the area around the pump station and notify the owner that this was a one-time only clean up and that they would be responsible thereafter; motion seconded by Jerry Solomon and approved by all.

VI. Operations

A. Maintenance Report –James Weber:

1. The additional lighting on the south side of the tennis court has been installed.
2. The hedges on the west and south side of the pool were cut. With the hedges cut, it now gives clear visibility from the road into the pool area.
3. Plantings have been started in Lake #4. Palm Beach Aquatics has also been working on the clean-up of the other lakes. Jim noted that he has received many comments from residents on how nice the lakes are becoming.

4. The boat ramp at Lake #3 has not been started.
5. The lighting still has not been resolved with FPL.
6. The pool furniture was not resolved as yet because Jim needed to contact the hotel liquidation supplier that Doug had recommended at the last meeting.
7. The front entrance clean-up was done; however, Jim was not satisfied with the way the bricks were cleaned. He stated that he would get with D.K. Pressure Clean to have the bricks cleaned.
8. The maintenance man was working on getting volunteers to help with the boat ramp.

B. Lake Committee

James Weber reported that the Lake Committee, which now consists of four members, had their first meeting on June 16, 2009. Kate Gates reported on the minutes of that meeting. The following issues with the lakes in Sun Valley were identified as: erosion, silt build-up, blockage between the lakes, accessibility to the lakes and water quality. Future meetings would determine ways to address these problems. The access to the lakes is a major problem especially with regard to who is responsible for the trees which are obstructing access to the lakes. Jerry Solomon recommended that before we cut any trees, the association should get a written determination from our legal firm. It was concluded that the residents around the access areas are to be notified in writing of the problem. Jim would write the letter to be submitted to the President for approval, and identify which residents the letter would be sent to. Gem would send out the letters on behalf of the Board of Directors.

C. ARC Report

Ron Bade reported that one new application had been submitted at the June 8, 2009 ARC meeting. The application was not approved because it did not have sufficient signatures.

D. News Letter and Website

Maria Mariano reported that because of computer problems the news letter did not go out as previously indicated, therefore July and August would have to be doubled up. Maria stated that the website was up to date except for recent approved minutes. Jim Weber requested that the Lake Committee Minutes be included on the website.

E. Rules and Regulations

Gem Property Management reported twenty new violation letters were sent out and six follow-up letters were sent out since the last meeting.

VII. Old Business

Security Cameras – Brian Krol reported for Tom Kennard that the committee had requested bids for a basic system plus an enhanced system from six vendors, three declined to bid and one did not quote. Since Tom was not present, Doug Folsom suggested that a committee meeting for both for security cameras and the front entrance be held and for them to submit recommendations to the board for both security cameras and front entrance changes for the next meeting.

Cable Contract – Doug Folsom stated that the current cable contract with Comcast would be up for renewal in December. He was advised that to negotiate a new contract would be a major undertaking in itself, and if it was determined that Comcast should not be the cable provider, this could cause problems with the residents in the community. Doug said that offers have been made by AT&T and Hot Wire.

VIII. New Business

None

IX. Good and Welfare

None

X. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 8:40 pm; motion seconded by Jerry Solomon and was approved by all.