

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
July 16, 2008

## **I. Call to order**

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:09 PM on July 16, 2008 at the Sun Valley Community Pool on El Clair Ranch Road in Boynton Beach, Florida.

## **II. Roll call**

Board members present:

Brian Krol – President  
Thomas Kennard – Vice President  
Providence Piekara – Secretary/Treasurer  
Tim Motlow - Recording Secretary  
Jason Dobranz - Director  
Doug Folsom – Director  
Jerry Solomon – Director  
Maria Marino – Director  
Ron Bade - Director

All board member were present. Brian Krol welcomed Thomas Kinnard back and wished him a Happy Birthday. A quorum of the board was present and verified.

Robert Bucchere and Bill Davis of Gem Property Management were 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 Thomas Kinnard and all approved.

## **IV. Treasurer's report**

- Provi Piekara reported on the Profit and Loss for the month of June 2008. She noted that Lawn Maintenance was high because the tree trimming was include and would be reclassified next month. Pool Service was higher. The normal pool service was \$350.00 for the month plus replace feeder for \$100.00 and parts for \$15.00. Cable higher because both June and July were paid in the month of June.
- It was noted that the operating account showed a negative balance and the saving account was overstated because the transfer from the savings to the operating was not as of the June 30<sup>th</sup>, 2008 financial statement. The cash balances as of July 15, 2008 was as follows: Operating Account \$59,607.84 and the Savings Account \$285,214.30.
- The total cost of the Community Event was \$8,473.00 which included the caterers, entertainment, the clown, water slide and cash prizes given out at the party.
- Insurance was high for the month of June because it is the community's policy to pay the insurance premium in full rather than paid in installments.
- Brian Krol said that any foreclosure fees received, that relate to legal fees paid by the association were to be charged back to legal fees.
- Motion made by Tom Kinnard to accept the Treasurer's report; seconded by Ron Bade and approved by all.

## **V. Correspondence**

- Brian Krol reported that there was no correspondence.
- Jerry Solomon reported that Lot # 423, 9343 Sun Pointe Drive, was in the Discovery Phase of the Easement Litigation. Depositions would be required from Brian Krol and Jerry Solomon the first Monday in August.

## **VI. Operations**

### A. Maintenance report – Tom Kinnard reported:

1. The sign down on El Clair Ranch Road was reported to the county for replacement.
2. The front lights would be reported to the maintenance man for repair.
3. The sprinklers are currently being worked on.
4. He noted that the front gate at the pool required a new spring for the self latching gate.

### B. Architectural Review Committee –Ron Bade reports that a meeting was held on July 14, 2008. Three (3) ARCs were submitted and approved, two (2) for impact windows and one (1) for a garage door.

### C. Newsletter – Maria Marino reported that the news letter is ready and waiting for the President's approval and should be ready by this weekend.

### D. Website – Maria Marino reported that the website was current and up to date.

### E. Rules & Regulations – Gem Property Management reported:

1. Thirty seven (37) new violation letters were sent out for parking, pressure cleaning, sod replacement and lawn and shrubbery maintenance.
2. Follow-up letter dated June 12, 2008 was sent to Mr. Saltzman, 9471 Sun Pointe Drive advising him that he would need ARC approval prior to painting his house. Provided him with the form for approval, and advised him as to the next ARC meeting. Also gave him Ron Bade's name and number if he had any questions. Based on the ARC report he did not submit the application. Further follow-up required.
3. Received a complaint from Mrs Frizzi 9550 Sun Pointe Drive regarding her neighbors at 9566 Sun Pointe not maintaining their lawn and shrubbery, especially in the back yard. Sent violation letter and responded back to Mrs. Frizzi.

## **VII. Old Business**

### A. Island Lighting

- Doug Folsom reported that installation of the island lighting would be the 27<sup>th</sup> of July. The contractor would mark the location of the lighting and advise each board member for their approval prior to commencement of work.

### B. Front Entrance

- Doug Folsom reported that he and Tom Kinnard were working on getting the final bids.

## **VIII. New Business**

None

## **IX. Good and Welfare**

None

## **X. Adjournment**

A motion was made by Ron Bade to adjourn the meeting at 7:46 pm; this was seconded by Provi Piekara and was approved by all.