

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
August 19, 2009

## **I. Call to order**

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:11 PM on August 19, 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  
Tom Kennard - Director  
Jerry Solomon – Director  
Ron Bade – Director  
Steve Eppley – Director

Maria Marino, Director was 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 June 17, 2009 board meeting were read by Steve Eppley. Motion made by Jerry Solomon to accept the minutes as read; motion seconded by James Weber and all approved. (Note: the July 15, 2009 board meeting was cancelled.)

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

- Doug Folsom reported on the financial statements for both June and July 2009. He noted that neither month had any extraordinary check written. Accounts Receivable was \$42,452.39 for June and \$41,760.39 for July.
- The checking account balance was \$37,231.43, the savings account was \$341,361.54, and the combined cash total was \$378,592.97 for June 2009.
- Motion made by Ron Bade to accept the Treasurer's report for June; motion seconded by James Weber and approved by all.
- The checking account balance was \$36,220.40, the savings account was \$311,467.98, and the combined cash total was \$347,688.38 for July 2009.
- Provi Piekara reported that a transfer of \$20,000.00 from the savings to the checking account was made.
- Motion made by Tom Kennard to accept the Treasurer's report for July; motion seconded by James Weber and approved by all.

## **V. Correspondence**

- Doug Folsom reported that a letter from a property owner was received requesting that he be allowed to rent the home he purchased on speculation even though he had not lived in it for the required two year period. He stated that he had made many improvements to the property; however, due to current market conditions he is unable to sell it. Jerry Solomon suggested that a letter be sent to the owner requesting a copy of the rental

agreement and that the owner state in writing that he was responsible for the renters with regard to the association's rules and regulations. These documents would be reviewed at the next board meeting and a determination would be made.

- Doug Folsom stated that he received two letters from property owners questioning why they were receiving violation notices from the management company, and other home owners with the same violation were not given notices. His response was that the management company was hired to make sure that each owner was treated fairly and that there was no prejudice when they were notified of a violation. Because violations are kept confidential, the other homeowners that were referred to may also have received violations.
- Gem Property Management stated that they received an e-mail from a resident regarding fishing in the lakes; specifically access to the lakes and walking around the lakes. Brian Krol stated the rules and regulations were very specific, homeowners that live around the lakes their property goes to the waters edge and that if you do not have the owner's permission to walk across their property, you would be trespassing. Access to the lakes should be made through common areas and fishing should also be done from the common areas.
- Doug Folsom stated that everything has been finalized with a quit claim deed that was made to turn the property in question over to The Courts at Boynton Place, Sub-Association for the consideration of \$10.00.
- James Weber reported receiving correspondence regarding green algae in some of the lakes. He noted that this is not an algae but eelgrass which is on the bottom of the lake and when it dies it comes to the top, eventually it will disappear. He noted that eelgrass was beneficial to the life cycle of the fish and shellfish.

## **VI. Operations**

### **A. Maintenance Report –James Weber:**

1. The summer has been very quiet not many issues required resolution.
2. FPL has not done anything with regard to the installation of the light poles. Doug Folsom noted that they have not cashed the deposit check that they requested. James mentioned that because of summer vacations, it was difficult to contact people at FPL.
3. A number of projects needed to be addressed after hurricane season, these are the following: furniture for around the pool and a new canopy in the pool area.
4. The boat ramp construction has been scheduled for a week from this Saturday, volunteers are currently James, Joel, Brian and Tom.

### **B. Lake Committee**

James Weber reported that the Lake Committee had not met for the summer, however, there would be a meeting in September and that meeting would be reported on at the next board meeting.

### **C. ARC Report**

Ron Bade reported that six new applications had been submitted at the July 20, 2009 ARC meeting. Two were approved as submitted and four were approved with conditions.

### **D. News Letter and Website**

Doug Folsom reported that Maria expected to have the news letter completed by Friday and the website would also be updated.

### **E. Rules and Regulations**

Gem Property Management reported sixteen new violations and twelve follow-up violations. Three of the follow-up violations were turned over to the grievance committee for the period June 18 to July 15, 2009. For the period July 16, to August 19, 2009 there were thirty two new violations and fifteen follow-up violations.

## **VII. Old Business**

Island Lighting – Doug Folsom suggested that since FPL has not installed the poles, possibly we could inquire about other contractors to do the installation. He noted that we had received a quote which was higher than FPL quoted; however, maybe there might be someone else that could do the installation for what FPL quoted. Tom Kennard suggested that we might look into using solar lighting. This could be an alternative and eliminate FPL totally.

Security Cameras – Doug Folsom requested that a committee meeting be held after this board meeting to discuss and review the quotes on the security system plus finalize the security system and recommend a contractor. He asked for a motion to approve the dollar amount that could be spent for the installation of the security system. Motion made by Provi Piekara to allow the committee to finalize the security system and to select the contractor with the dollar amount not to exceed \$15,000.00; motion seconded by Tom Kennard and approved by all.

Cable Contract – Doug Folsom reported that Hot Wire was an alternative to Comcast, however, it would require a lot of additional work to get them in here. He requested that Provi provide him with a copy of the contract with Comcast and asked Brian to provide him with the name of the firm that handled the negotiations with Comcast previously. Doug requested that a meeting of the cable committee to review what options were available to the association, and make a recommendation to the board at the next meeting. The committee would consist of Doug Folsom, Brian Krol, Jerry Solomon, and Provi Piekara.

Pool Coping – James Weber advised the board that we have not received a third estimate to do the coping work. Since this work needs to be done, he would like a decision from the board at the next meeting.

Royal Palms – James Weber said that he received a bid from PMA to trim the royal palms for a cost of \$2,340.00. Brian Krol recommended that we do not prune the royal palms as they are a self pruning trees, once you start to prune them, it would be a constant expense to the association. This was agreed to by the other members.

### **VIII. New Business**

Brian Krol recommended that we should start thinking about the Annual Meeting and the Budget Meeting both of which were held in November last year. We need to identify any new projects that should be budgeted for next year along with estimated costs at the next board meeting. The budget for next year would need to be completed before the November meeting, so that it could be presented to the residents.

### **IX. Good and Welfare**

A resident of the community expressed concern about the property at 9599 Sun Pointe Drive which was not being maintained and asked if it was being rented. Tom Kennard stated that this property was in foreclosure. He would speak to both the attorney and the accountant about this property.

The same resident was also concerned about the vacant property at 9566 Sun Pointe Drive. The pool was turning green and this could be a health hazard. Tom Kennard stated that this was a code violation and should be handled by Code Enforcement. Gem Property Management would contact Code Enforcement and advise them of the condition of the pool.

Another community resident asked about the front entrance project. Doug Folsom advised her that the front entrance would be reviewed and recommendations would be made to the board at a future meeting.

### **X. Adjournment**

A motion was made by Tom Kennard to adjourn the meeting at 8:25 pm; motion seconded by Provi Piekara and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management  
September 9, 2009.