

Sun Valley Board of Directors Meeting Minutes

Approved
September 16, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:03 PM on September 16, 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
Maria Marino – Director

Steve Eppley, Recording Secretary was 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 August 19, 2009 board meeting were read by Tom Kennard; motion made by Ron Bade to accept the minutes with corrections; motion seconded by Tom Kennard and all approved.

IV. Treasurer's report

- Provi Piekara reported that the Accounts Receivable as of August 31, 2009 was \$42,376.16, the checking account balance was \$ 32,093.91 and the savings account was \$291,570.94, total cash was \$323,664.85. She noted that there were no extraordinary checks written for August except for Palm Beach Aquatics which were for May and June invoices. She further reported that a transfer of \$30,000.00 from the saving to the checking would be made.
- Motion made by Tom Kennard to accept the Treasurer's report; motion seconded by Ron Bade and approved by all.

V. Correspondence

- Doug Folsom reported that there was no new correspondence to report since the last meeting, one resident reported that he saw Kudzu in the community and was concerned that it would affect the vegetation in the HOA, because of its rapid growth. Tom Kennard stated that it was the homeowner's responsibility to cut back or remove the Kudzu from their property.
- Jerry Solomon reported that a letter was received from Advanced Aquatics regarding a premature termination of their contract and possible threat of litigation. It was noted that the Association did in fact provide proper notification to Advanced Aquatics regarding the termination of their services.

VI. Operations

A. ARC Report

Ron Bade reported that two new applications had been submitted at the September 14, 2009 ARC meeting. Both were approved as submitted.

B. News Letter and Website

Maria Marino reported that the website was up to date. So far this year she has collected \$475 for advertising in the news letter. The next news letter would be going out in early November before the budget meeting and the annual meeting.

C. Rules and Regulations

Gem Property Management reported forty new violations and sixteen follow-up violations. Two of the follow-up violations were turned over to the grievance committee.

VII. Old Business

Security Cameras – Doug Folsom reported that the committee has reached a decision with regard to the security cameras at the front entrance. With the exception of having the cameras enclosed in a box, this enclosure would match the existing front wall and would protect the cameras from vandalism and give a more aesthetic appearance. The planned security system would be installed as soon as the paper work was signed and permits could be obtained.

A homeowner questioned why the Royal Palms were not being pruned as noted in the previous month's minutes. Brain Krol explained that certain palms such as the Royal Palm were self pruning and should not be trimmed as opposed to the Queen Palm which required pruning on a regular basis.

VIII. Operations (continued)

James Weber reported the following:

1. Three incidences of vandalism were reported over the summer; otherwise the summer months were relatively quiet.
2. PMA had to remove two palm trees because of root rot; the one near the pool has been replaced.
3. The boat ramp construction has been completed.
4. The eelgrass that was seen previously in the lakes was beginning to disappear. Many residents have commented on how nice the lakes are starting to look.
5. 500 new aquatic plants have been planted in lake #4.
6. The Lake Committee would resume meeting this month. The minutes of that meeting would be presented at the next scheduled board meeting.

Doug Folsom questioned the status of the proposed new equipment for the playground. Jim will provide a recommendation at a later date.

Maria Marino questions why the other hedges around the pool area had not been trimmed as she felt that this would improve the looks of the pool area.

James Weber recommended changing the pool area by replacing the existing fencing with new aluminum fencing. He prepared a pool restructuring proposal; this would include removal of the existing cyclone fencing, and replacing with aluminum and poly-vinyl fences. Replacing the awning and furniture, plus refinishing the pool coping and decking. The proposed cost would be \$32,125. Doug Folsom noted that as the economy improves, Sun Valley has a lot to offer prospective new buyers; low HOA maintenance, a Community pool, tennis court and playground. However, the areas around these facilities are out dated and should be improved upon. By updating these areas it would create a more favorable interest in the community. Tom Kennard recommended that we contact the county to verify what type of fencing would be allowed for a commercial pool. Jim asked for other suggestion on how to improve the pool area, as this proposal was only a suggestion for the 2010 budget.

IX. Old Business (continued)

Island Lighting –Jim Weber reported that not much has been done with the island lighting to date since there were not sufficient quotes from other contractors to make a recommendation and FPL has not provided a contractor as yet to install the lighting. Also under consideration is using solar lighting.

X. New Business

The Annual Meeting - Doug Folsom asked for possible dates for the annual meeting, it was suggested that it should be held the first week in December. Tom Kennard would check with School Board to see if either December 1, 3 or 4 would be available to have the meeting at the Odyssey School. Also it was recommended that the Budget Meeting be held after the regular November 18th board meeting.

Front Entrance - Doug Folsom said that the front entrance would be discussed at the next meeting.

2010 Budget - Doug Folsom said that he would meet with the accountant, Mark Yohe to begin the preliminary budget for 2010. He asked that if anyone had any ideas or suggestions for next year's budget to notify him. Tom Kennard suggested that we not include a lot of major projects in the 2010 budget as we have a number of projects which will be carried over from 2009 to 2010. Provi Piekara stated that she received a letter from M.Y. Future indicating that they would be increasing their monthly fee by \$40.00. She also noted that the tax return was completed and sent out and that nothing was owed.

Jerry Solomon was questioned by a homeowner regarding property in foreclosure and people trespassing on that property and what could the association do to secure the property. His response was that it was not the responsibility of the association to secure the property against trespassers. However, at the time the property goes into foreclosure, the judge may be convinced to allow the association to maintain the property. It would have to be determined how the association would be reimbursed. He asked if the association would be interested in pursuing this at this time. Tom Kennard noted that it should be the homeowner's responsibility next to the home that is being vandalized or trespassed upon, to notify the sheriff's department immediately. Other members felt that it was beyond the scope of the board's authority to make decisions that would affect the maintenance of a home in foreclosure.

XI. Good and Welfare

A resident in the community questioned the legal liability to the association with regard to the homes that are unoccupied and that are being used for illegal purposes. The response from both Maria Marino and Tom Kennard was that any individual that sees this happening should call the sheriff department.

Another resident asked about doing a special assessment to get the work done. Provi Piekara stated that with the current economic conditions this may present a hardship to some homeowners who are having difficulty in paying their regular maintenance. The board is trying to keep costs down and not have to increase the annual maintenance fee. Doug Folsom noted that the board would prioritize major expenditures and fund them according to their importance to the community.

A question was raised about how the determination of maintaining a residence was made. It was explained that the maintenance of the residences in the community was determined by the rules and regulations set forth by the association. Tom Kennard explained the process from the initial notice to the grievance committee where by the owner may be fined for each day the violation exists. He also noted that the process is not always as quick and as fast as one would like it but it must be done in accordance with state laws and regulations.

XII. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 8:42 pm; motion seconded by Provi Piekara and was approved by all.