

Sun Valley Board of Directors Meeting Minutes

Approved
September 17, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:06 PM on September 17, 2008 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

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

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 Ron Bade to accept the minutes with minor corrections; motion seconded by Provi Piekara and all approved.

Note: The Board did not have Board Meeting in August due to tropical storm Fay and rescheduling conflicts.

IV. Treasurer's report

- Provi Piekara stated that as of August 31, 2008, there was \$50,756.66 in the operating account and the savings account is reported to have \$235,819.53 for a total of \$286,576.19. She reported that the expenses for the month of August were normal and that the negative amount in office supplies was the result of deposits from the newsletter which offset the costs of the newsletter which is charged to office supplies. Jerry Solomon suggested that the savings account be split so that it will not exceed the insured amount by the FDIC.
- Tom Kennard reported that 17 residents were in collection one was paid off and a partial payment was made by one, Brian Krol stated that the balance owed plus attorney fees would be rebilled. Regarding the maintenance of lawns for residents in foreclosure, the association would continue to maintain, unless someone else assumed the maintenance, the association would have their people stop, and would not resume unless the property was not being maintained.
- Brian Krol suggested that when the new budget is prepared consideration should be made for residents to be able to pay by credit card and or PayPal account
- Motion made by Tom Kennard to accept the Treasurer's report; seconded by Ron Bade and approved by all.

V. Correspondence

- Brian Krol reports that there was no correspondence.
- Jerry Solomon reported on the Monahan easement litigation, which was in the final stages of settlement, the terms of the settlement were being worked on by the respective attorneys, at this point everything was proceeding smoothly, details of the settlement would be disclosed after the agreement has been finalized and signed. He further reported that everyone who worked on this matter should be commended for an outstanding job in resolving the matter.
- Tom Kennard commended Jerry Solomon for his excellent job with this litigation.

VI. Operations

A. Maintenance report – Tom Kennard reported:

1. The park graffiti on the basketball court was painted over by maintenance
2. The sprinkler system by the main lake required replacement of all metal piping with PVC piping as metal piping cannot be properly connected to PVC piping.
3. The pool issue, a notice was received from the Health Department that the coping paint was wearing off; the maintenance person is painting the coping to resolve this citation.
4. The pool gate was fixed. There were no other problems that he was aware of. Brian Krol stated that the royal palms were to be fertilized now before the price of fertilizer goes up.

B. Architectural Review Committee –Ron Bade reports that a meeting was held on August 21, 2008: Two (2) ARCs were submitted and approved, one (1) for redoing stucco and repaint, and one (1) for pool enclosure. The meeting held on September 8, 2008: Three (3) ARCs were submitted and approved, one (1) total roof replacement approved with conditions that a proper permit is obtained, one (1) remove wall, remove bands, re-stucco, install hurricane windows, one (1) install hurricane shutters, approved with conditions, that a proper permit is obtained.

C. Newsletter – Maria Marino reported that the next letter would be going late probably by the end of this week or the beginning of next week.

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

E. Rules & Regulations – Gem Property Management reported: New violation since July 16, 2008, 4 swale parking, 29 pressure cleaning of house, driveway, sidewalks and or roofs, 8 maintenance of lawns and shrubbery and 4 parking trailers in driveways. The Saltzman resident 9471 Sun Pointe Drive house was painted and all plywood was removed from the windows. An e-mail was received from Mr. Eppley 9581 Majestic Way concerned about the water in the storm drains and when they would be cleaned, speeding on El Clair Ranch Road, loud thumping music in the neighborhood, and leaving signs for garage sales on his lawn after the event ended.

VII. Old Business

A. Island Lighting:

- Doug Folsom reported that the lighting would be started as soon as they reach us on their list and the required deposit was received by FPL. In his follow-up with FPL they had sent the deposit request to the wrong address, the correct address should be the post office box. As soon as the deposits are received, the permits will be issued and work can commence.

B. Front Entrance:

- Doug Folsom reported that he had one bid from Signtronics, for the east and west signs. The bid covered the logos, electric and the fascia. The bid contained quotes for different options: 1) removal of missing and broken granite panels, 2) the removal of the granite and replacement of new granite, 3) removal of granite and replace with tile, 4) repaint all letters with automotive

gold, 5) illuminate the letters with LED and 6) reinstallation of signs. Brian Krol said that the discussion would be tabled, for a later meeting to discuss all issues including landscaping, and the outcome would be presented to the board for approval by the next board meeting.

VIII. New Business

Brian Krol advised the board that the annual meeting would be the first week in November. Tom Kennard gave two options 1) to hold the meeting on Thursday November 6th at the Odyssey School auditorium sign-in 6:30 PM with the meeting to start at 7:00 PM, 2) Saturday afternoon meeting, available only if a janitor was present to open and close. Most members seemed to be in favor of the Thursday November 6th as the date for the annual meeting. Motion made by Provi Piekara to hold the annual meeting on Thursday November 6th at the Odyssey School auditorium at 7:00 PM; seconded by Tom Kennard and approved by all.

IX. Good and Welfare

Ann Marie Edmonds a resident of Sun Valley expressed concern about a convicted sex offender living in the community. Tom Kennard stated that his wife spoke to PBSO detective who was familiar with the individual. The detective stated that the offender has complied with everything required by the state and county and that there was nothing they could do at this time. After lengthy discussion Brian Krol stated that since PBSO was satisfied then there was nothing further that the board could do at this time.

X. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 8:26 pm; this was seconded by Provi Piekara and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management
September 23, 2008