

APPROVED MINUTES
SUN VALLEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, SEPTEMBER 19, 2007

The Sun Valley Board of Directors met on September 19, 2007 in the Odyssey Middle school. The meeting was called to order at 7:09 PM by Secretary Treasurer Tom Kennard. In attendance were Tom Kennard, Tim Motlow, Providence Piekara, Jason Dobronz and Paul LeTourneau. Brian Krol, Jerry Solomon, Frank Burat and Maria Marino were not in attendance. Tim Motlow read the minutes of the Board meeting of August, 2007. Paul moved that the minutes be approved with corrections. It was seconded by Provi and unanimously approved.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard. There were two deposits and 13 withdrawals. All checks and withdrawals were evaluated and were paid in a timely fashion. There was a \$600 check written to MY FUTURES for administrative expense used to update homeowner lists and the contact list for all of our committees and a warranty deed was pulled on every house to determine ownership. There was an \$11,000 insurance payment, paid in full and two payments to Illumination Landscaping which was for the up lighting at the front entrance. Provi moved that the treasurer's report be accepted as read. It was seconded by Jason and unanimously approved.

CORRESPONDENCE:

OPERATIONS:

MAINTENANCE:

Front entrance: Tom reported that as of this meeting the front entrance is only lacking some minor wall painting. The plants have been planted, the up lighting is done and the curbing is done along with all of the electrical.

The custodial closet door has been replaced and painted at the pool.

ARC REVIEW

Tom reported that there was no September meeting due to a lack of membership in the committee. He is holding about 10 applications.

POOL:

No report.

NEWSLETTER

Maria was not in attendance. Tom reported that the newsletter got out ok and that there were a few items added regarding info and tips about trash pick up and a couple of articles commending Commissioner Aronson who helped us get the curbing.

SV HOA Web Site:

Maria was not in attendance.

GARAGE SALES:

There were three garage sales reported this month. Concern was mentioned regarding illegal garage sales and steps to be taken to discourage this practice. This issue will be sent to Rules and Regulations for investigation.

LANDSCAPING:

The Butterfly garden was discussed and presently the landscaping company will be maintaining it. We will give PMA an opportunity to handle this and revisit the issue at a future meeting.

COBWRA:

Tom reported that the Sheriff's office reported that there is an organized crime group in operation that is committing house break ins in the area. They are gaining access through windows and entering the subdivisions on foot.

The school boundaries were also discussed. COBWRA can't get involved with that but if you visit there website they will keep you advised as to what is occurring.

RULES AND REGULATIONS:

Jason reported that there has been continual activity and several letters sent out. Complaints have been submitted by homeowners regarding the butterfly garden and unkempt lawns. Jason shared his frustrations with the apparent lack of action being taken. It was shared that though the present procedure is a slow process, it is the proper course of action. The board commended Jason for all the work that is being done and encourages Rules and Regulations to stay the course and results will happen.

COMMUNITY RELATIONS:

Provi requested permission from the board to pursue getting a company to handle the Movie Night at the Park. The inability to contact Jerry regarding the projector and associated equipment will first be addressed and resolved before we contract the event. Paul will handle sending Jerry an "on the ball" email.

OLD BUSINESS

Annual Meeting Scheduling: The selection of a date for the annual meeting is Thursday, November 29, 2007, 6:30PM sign in, 7:00 PM meeting at the Odyssey Middle school. We will need 150 homeowners in attendance or proxies for the meeting to occur.

Retention Ponds:

Jason reported that it would initially cost nearly \$40,000 to get an engineering company to come out and even look at the ponds due to the possible legal ramifications of any recommendations they would be asked to make and the amount of testing required to make that recommendation. Jim reported that there were other options of investigation such as aquascaping and having the University of Florida come out and make an assessment. Jim also gave an overview of other considerations including plantings. After much discussion it was determined that additional research is needed.

NEW BUSINESS

GOOD AND WELFARE

A homeowner reported that there will be another meeting regarding boundary changes for Park Vista High. She agreed to notify the board of any additional meetings and will get with our COBWRA representative Ann Marie.

The issue of homes in the community that need mowing and upkeep was discussed. Paul made a motion that we have PMA cut the front lawn of all foreclosed properties. It was seconded by Jason with discussion. The motion was amended to read that we will have PMA edge and mow twice a month the front and side yards of all foreclosed properties with the discretion of the board as to whether to cut the back yards visible from the road. It was unanimously approved by the board.

Provi moved that the meeting be adjourned. It was seconded by Tom and unanimously approved by the board.