

Sun Valley Board of Directors Meeting Minutes

Approved
October 15, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 7:04 PM on October 15, 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
Maria Marino – Director
Ron Bade - Director

Jason Dobranz, Director, Doug Folsom, Director and Jerry Solomon, 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 Tom Kennard to accept the minutes with corrections; motion seconded by Ron Bade and all approved.

IV. Treasurer's report

- Provi Piekara stated that as of September 30, 2008, there was \$30,660.01 in the operating account and the savings account is reported to have \$236,067.88 for a total of \$266,727.89. She reported that no extra ordinary checks were written for the month of September. Accounts Receivable was \$15,771.00. She also stated that she would transfer \$60,000.00 from the savings account to the operating account possibly doing two transfers of \$30,000.00 each. Since the FDIC limit was raised to \$250,000.00, for each account, it would not be necessary to open a new account as was suggested at the September 2008 meeting. When the account exceeds the limit a new account would be established.
- Motion made by Ron Bade to accept the Treasurer's report; seconded by Tom Kennard and approved by all.

V. Correspondence

- Brian Krol reported that there were two new foreclosures: Lot 308 9351 Laurel Green Drive and Lot 361 9454 Sun Pointe Drive. It was noted that these people have paid their assessments.
- In the absence of Jerry Solomon, Brian Krol reported that the Monahan easement litigation was still unsettled, because of differences in the wording of the settlement agreement which was going back and forth between the lawyers. He told the lawyers that it had to be settled before the court date of this Friday. Otherwise if we missed the court date, we would have to start the litigation all over again which would be very costly.
- Ron Bade reported that he received correspondence from Rhonda Johnson 9650 Majestic Way stating her dissatisfaction with the blue roof at 9633 Majestic Way.

VI. Operations

A. Maintenance report – Tom Kennard reported:

1. Issues with the pool pump were corrected.
2. The gate lock at the pool had been vandalized and was fixed by maintenance.
3. Arrangements need to be made for the holiday lights to be put up and what flowers were to be put around the palm trees.
4. The maintenance person was working on getting bids for the 2009 budget from people that he is working with, such as PMA and the pool company.
5. Brian Krol suggested using begonias which were used last year and had lasted for a long time. Provi Piekara and Maria Marino suggested impatiens. After a brief discussion Tom Kennard made a motion to have PMA put red and white impatiens around the palm trees; motion seconded by Ron Bade and all approved.

B. Architectural Review Committee –Ron Bade reports that a meeting was held on October 13, 2008: Two (2) ARCs were submitted and approved, one (1) Lot 488 for repainting and one (1) Lot 154 re-stucco, repainting, adding trim around the windows and doors on the front, plus adding a small wall in the front of the house with a fountain.

C. Newsletter – Maria Marino reported that the next letter would be going out mid November after the annual meeting.

D. Website – Maria Marino reported that the website was up to date including notice of the annual meeting.

E. Rules & Regulations – Gem Property Management reported: New violations since September 17, 2008, 10 pressure cleaning of house, driveway, sidewalks and or roofs, 2 maintenance of lawns and shrubbery and 1 second notice for using front entry as a storage area. A second e-mail was received from Mr. Eppley 9581 Majestic Way concerning, speeding, loud music and leaving signage on his lawn after the event was over. It was suggested that Mr. Eppley be advised that he would have to call the police department regarding speeding and the loud music as the board could not do anything about this.

VII. Old Business

A. Island Lighting:

- Brian Krol stated that the island lighting would be done soon.

B. Front Entrance:

- Brian Krol stated that the front entrance would be put on hold until after the first of the year.

VIII. New Business

Brian Krol advised the board that the annual meeting would be November 6 and wanted to know if we should have food and beverages like we did last year. Provi Piekara suggested that we do the same as we did last year. It was decided that the men would get the beverages. Maria Marino offered to order and pick-up the pizzas. Provi Piekara would order the cookie trays.

Brian Krol also advised the board of the upcoming budget for 2009, and that it was his hope to keep the maintenance at the same amount as last year which was \$675.00. He reviewed the 2008 approved budget with the actual year to date and noted various item that were either higher or lower than budget. Pool expense was down, as well as revenue was down. Legal expense was higher than projected. It was noted that irrigation was low, however, the \$200 per month that was being billed by the landscaper for irrigation maintenance should be charged to irrigation repairs. Landscaping was down since the front entrance was not done this year. Lawn maintenance was on budget but would probably go up slightly for next year. Pest control would need to be doubled for 2009 because of the Fig Whitefly infestation and its threat to ficus trees and hedges. Utilities were expected to increase by 5% and bad debts would go up because of the anticipated economic conditions for 2009. Brian Krol would work with the accountants to prepare a proposed budget which would be circulated to each board member. A budget meeting date would have to be determined. A motion was made by Provi Piekara to have the budget meeting on November 19, 2008 at 7:00 PM. after the regular meeting which would begin at 6:00 PM: motion seconded by Ron Bade and all approved.

IX. Good and Welfare

None

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 8:18 pm; this was seconded by Tom Kennard and was approved by all.