

**APPROVED MINUTES**  
**SUN VALLEY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING, OCTOBER 17, 2007**

The Sun Valley Board of Directors met on October 17, 2007 in the Odyssey Middle school. The meeting was called to order at 7:05 PM by President Brian Krol. In attendance were Brian Krol, Tim Motlow, Providence Piekara, Jason Dobronz, Paul LeTourneau, Maria Marino and Jerry Solomon. Tom Kennard and Frank Burat were not in attendance. Tim Motlow read the minutes of the Board meeting of September, 2007. Provi moved that the minutes be approved with corrections. It was seconded by Jason and unanimously approved.

**TREASURER'S REPORT:** The Treasurer's report was given by Brian Krol. All checks were entered and corrected as shown on the report. All checks and withdrawals were evaluated and were paid in a timely fashion. We have 6 people who have not paid their assessments, 5 of which are in foreclosure with the 6<sup>th</sup> on the way to foreclosure. We have liens on all 6 homes. After some discussion Provi moved that the treasurer's report be accepted as read. It was seconded by Paul and unanimously approved.

**CORRESPONDENCE:**

Brian reported that Frank Burat has resigned and is no longer on the board. Brian suggested a motion be made that Jerry Solomon be moved up to Vice President. It was so moved by Paul and seconded by Tim. The motion was not approved. Provi moved that we table appointing a Vice President until the elections. Jason seconded the motion and it was unanimously approved.

For the record Brian reported that his company Arrow Exterminator purchased Boca Raton Pest Control which is presently contracted by Sun Valley to spray our properties. This is the company for whom he works and this does not present a conflict of interest.

**OPERATIONS:**

**MAINTENANCE:**

**Front entrance:** All proposed work is complete.

**Butterfly Garden:** Brian reported that the garden has been cleaned up and pathways opened. Jason stated that there is a petition underway to have the garden removed. He has been invited to attend an upcoming meeting concerning the matter. After much discussion it was decided that further work is needed to enhance the island.

**POOL:**

All is well.

**LANDSCAPING:**

No outstanding projects other than the planting of flowers at the base of the royal palms at the entrance.

**ARC REVIEW**

Brian reported that there was a meeting on October 9<sup>th</sup> where there were three applications submitted. There was a request for the removal of bands around the house. Another application

was submitted for hurricane shutters and a third for roof paint. All were approved. There is presently a fence that was installed on a lake easement without ARC approval and communication is underway with the homeowner.

### **NEWSLETTER**

Maria established a deadline of October 31<sup>st</sup> for entries to the newsletter. This hopefully will give time for any candidates for the board to forward their resumes.

### **SV HOA Web Site:**

Maria reported that nomination and proxy forms will be added for downloading from the site.

### **GARAGE SALES:**

There were four garage sales reported this month. Provi reported the possibility of bring items from outside for sale. A letter will be issued notifying the homeowner that that is a violation of Sun Valley rules and file for future reference.

### **COBWRA:**

Brian reported that the meeting was primarily in election mode. Nothing critical was discussed that has not already been brought to the board's attention.

### **RULES AND REGULATIONS:**

Jason reported that letters are still being sent. The blue tarp house was sent a letter giving 30 days to present information or fining will begin. There are a few houses that will have to go to the next Grievance committee meeting. There have been many calls regarding street parking. After much discussion Jason agreed to get with the county for clarification of municipal vs. HOA responsibility and power to enforce.

### **COMMUNITY RELATIONS:**

Provi reported that there is nothing new to report.

### **OLD BUSINESS**

**Annual Meeting:** The annual meeting is Thursday, November 29, 2007, 6:30PM sign in, 7:00 PM meeting at the Odyssey Middle school in the cafeteria. We will need 152 homeowners in attendance or proxies for the meeting to occur. Food and drinks will be provided.

### **Retention Ponds:**

Brian suggested that we table the issue until January. Paul asked if we could get the company that did the work last time to come out and give us an estimate for our worst lake. After discussion Jason seconded Brian's motion to table the issue until next year. It was unanimously approved.

### **NEW BUSINESS**

**Cable TV Contract:** Comcast submitted a new bid for servicing Sun Valley. A copy of the bid was given to a consultant and by the next meeting we should have a counter offer and a revised offer from Comcast.

**November Meeting change:** Provi moved that we change the November and December meetings from the third week to the second week during these holiday months. It was seconded by Jason and unanimously approved. That brings the meetings to November 14<sup>th</sup> and December 12<sup>th</sup> (which is also the Budget meeting).

**Hiring of Management:** Brian suggested getting bids from management companies to handle Rules and Regulations to start and possibly more. Jason has been given a couple of suggested companies to contact and we hope to have what we need to vote by the December meeting.

**Front entrance holiday lights:** Provi moved that we hire Luminations at the price of \$2000 to \$3000 to put up holiday light at the front entrance. It was seconded by Jason and unanimously approved.

**School Boundaries changes for Park Vista HS:** Brian reported that Sun Valley is indeed on the chopping block. There will be a meeting November 1st on Forest Hill Blvd. A community meeting will be November 26<sup>th</sup> at Boynton Beach HS at 6:30 PM. Homeowners will be notified and asked to participate. 120 t-shirts have been purchased to provide a visible presence at the meeting.

#### **GOOD AND WELFARE**

No Comments

Jerry moved that the meeting be adjourned. It was seconded by Provi and unanimously approved by the board at 8:40 PM.