

Sun Valley Board of Directors Meeting Minutes

Approved
October 21, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:16 PM on October 21, 2009 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
James Weber – Second Vice President-Operations
Steve Eppley, Recording Secretary
Ron Bade – Director
Maria Marino – Director

Brian Krol, Vice President, Providence Piekara, Secretary/Treasurer, Tom Kennard, 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 September 16, 2009 board meeting were read by Steve Eppley; motion made by James Weber to accept the minutes with corrections; motion seconded by Ron Bade and all approved.

IV. Treasurer's report

- Doug Folsom reported that the Accounts Receivable as of September 30, 2009 was \$41,376.92. This was \$6,000.00 higher than last year at the same time. The checking account balance was \$ 52,752.74 and the savings account was \$231,658.91, total cash was \$284,411.65. He noted that there were no extraordinary checks written for September except for Devcon Security Service in the amount of \$11,750.00 for the camera equipment. He also reported that a transfer of \$30,000.00 from the saving account to the checking account was made on September 30, 2009.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Steve Eppley and approved by all.

V. Correspondence

- Doug Folsom reported that there was no new correspondence to report since the last meeting.
- James Weber reported that he received a request from a resident of Sun Valley to use the community's play ground for a party. As there are no restrictions in the rules and regulations he said he would bring it to the attention of board for their determination. Because they would not be using the pool, the park area would be ok. A suggestion was made to ask for a refundable deposit; however, Doug Folsom commented that by taking a deposit this might cause a liability issue for the Association. No deposit would be required.

VI. Operations

A. Operations

James Weber reported other than some sprinkler heads replaced this past month was very quiet.

B. ARC Report

Ron Bade reported that six new applications had been submitted at the October 12, 2009 ARC meeting. Two were approved as submitted, three were approved with conditions and one was pending.

C. News Letter and Website

Maria Marino reported that she needed articles for the next newsletter which would be going out before the annual meeting. It was suggested that residents requiring services or repairs to their residences should consider using businesses that placed ads in the community newsletter. She also reported that the website was current.

C. Rules and Regulations

Gem Property Management reported twenty one new violations and ten follow-up violations for the month ended October 21, 2009. Doug requested that any returns from the budget mailing reflecting a change of address should be forwarded to Gem to update their mailing list.

VII. Old Business

Island Lighting – Doug Folsom reported that the lighting which was chosen by the association would not be available for another fourteen months. FP&L proposed a new option which would be a pole and light similar to the one approved by the Association. Because this is a light that was currently being installed by FP&L they could install the new ones in the next few weeks at a cost of \$12.00 per light if there were no objections from the board. It was further noted that if any existing lights in the community needed to be replaced they could be replaced with the new lights. Doug said he would e-mail the information on the new lighting to the board.

Security Cameras – Doug Folsom stated that the security cameras were on order and we were waiting for a design sketch to be completed so that it could be submitted to the building department for approval.

Pool Coping – Doug Folsom recommended that because there would be some additional improvements for the pool area in the 2010 budget that the coping which was approved for this year, would be carried over to next year.

2010 Budget – Doug Folsom reviewed the proposed 2010 budget by line item. He noted that, with the current economic conditions it did not warrant an increase in the maintenance fee for 2010. By controlling our expenses we could keep the maintenance fee the same as last year. It was recommended that the maintenance man's wage be increase by 6% because of the outstanding job he has done, plus the savings to the community by having him do the work rather than an outside contractor.

- Motion made by James Weber to increase the maintenance man's wage by 6%; motion seconded by Steve Eppley and approved by all.

Doug recommended that we clear up as many of this year's projects as we can so that we can focus on the projects that we want to do for next year. With the savings on the Island Lighting Doug suggested that we use this to spruce up the front entrance, which will help to benefit the community when the housing market improves by making the community more attractive to potential buyers. The lake committee pointed out that aeration of the lakes is important, since lake number 4 is being restored with new plantings it would make sense to install an aeration fountain in that lake, not only would it aerate the lake but it would help to aesthetically improve the front entrance of the community. The cost of a fountain would be \$2,500.00.

- Motion made by Ron Bade to install an aeration fountain in lake number 4, cost not to exceed \$2,500.00; motion seconded by Steve Eppley and approved by all.

In regard to the front entrance the project consists of three phases: 1. Plantings which Doug would ask Kate Gates to help with suggestions, 2. Wall tile and 3. Sign lettering. It was decided that the current lettering would remain because it would be a cost savings, plus add the Sun Valley Logo. With the previous approved budget for the front entrance of \$20,000.00 plus adding \$5,000 from the approved funds for the island lighting, which now will not be used, this gives a total of \$25,000.00 for the front entrance. The project would be completed this year.

Doug noted that the 2010 budget was showing a deficit because of the proposed improvements to the pool and the pool area; which included the coping, pool deck, bathroom area, awning and the fencing which would cost approximately \$40,000.00. Since the savings account had in excess of \$200,000.00 he recommended reserving \$35,000.00 to cover the deficit in the 2010 budget.

- Motion made by Ron Bade to reserve \$35,000.00 in the savings to cover the deficit in the 2010 budget; motion seconded by Steve Eppley and approved by all.

James Weber explained to the board, the proposed changes and improvements to the pool and pool area. These changes would not include pool furniture or playground equipment. Since the community spends about \$40,000.00 each year on projects this would be our only project for 2010. It was also noted that because of the cost of the access key to the pool, we should consider installing a card access system. A card system would cost \$2,500, and the card would cost about \$.25 each. Plus this system would be much more flexible to maintain.

VIII. New Business

The Annual Meeting – The Annual Meeting was scheduled for December 3, 2009 at 7:00 pm at the Odyssey School Auditorium.

The Budget Meeting – The Budget Meeting would be November 18, 2009.

PMA needed to be notified about planting the flowers around the royal palms for the holiday season. Plus the Christmas Lights would need to be installed on the palm trees. Jim would handle the arrangements for these projects. A discussion of the color for the lights was discussed, white being the most popular.

New sign for the Butterfly Garden – Kate Gates asked if we could get a new sign for the Butterfly Garden. She estimated that the cost would be \$150.00 including shipping.

- Motion made by Ron Bade to get a new sign for the Butterfly Garden not to exceed \$150.00; motion seconded by James Weber and approved by all.

IX. Good and Welfare

None

X. Adjournment

A motion was made by Steve Eppley to adjourn the meeting at 8:40 pm; motion seconded by Maria Mariano and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management
November 12, 2009.