

**APPROVED MINUTES**  
**SUN VALLEY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING, NOVEMBER 14, 2007**

The Sun Valley Board of Directors met on November 14, 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, Tom Kennard, Tim Motlow, Providence Piekara, Jason Dobronz, Paul LeTourneau, Maria Marino and Jerry Solomon. Tim Motlow read the minutes of the Board meeting of October, 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 Tom Kennard. 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. There are 10 homes in or on the way to foreclosure. We have liens on 6 homes. After some discussion Provi moved that the treasurer's report be accepted as read. It was seconded by Paul and unanimously approved.

**NEW BUSINESS**

**Review of Management bids received:** The two top bids for Management companies were GEM Property Management, LLC and Banyan Property Management, Inc. The management company will handle Rules and Regulations to start and possibly more. After much discussion Brian suggested that the board further review the bids and be prepare to vote at the next meeting. Jason was asked to get a third bid in accordance with board policy.

**Cable TV Contract:** Jennie Rios of Communications Consulting Group, Inc. (CCG) was present to present the options for Cable TV. Comcast submitted a new bid as well as a bid to Tom Kennard and a bid from Connexion Technologies to place fiber optic cable throughout Sun Valley. After much discussion and the absence of a written contract proposal from Connexion Technologies the selection of a bid was postponed until CCG can either get an extension from Comcast and/or a written contract from Connexion Technologies.

**Proposed Budget 2008:** The Proposed budget for 2008 was handed out by Tom Kennard and discussed at length with the most significant change being an increase in assessment to \$675. This represents the first increase in the last three years by this board. The board was asked to review the proposed budget and be prepared to vote at the Budget Meeting on December 12, 2007.

**Jerry Solomon;** made a motion that lot # 392 be included in the legal committee already established for lot #423 within the confines of pending litigation so that it can be discussed within attorney client privileges. It was brought up that Frank Burat who was on this committee is no longer on the board and would need to be replaced. Jason Dobronz and Provi Piekara were then added to this committee and the motion was then seconded by Paul and unanimously approved by the Board.

## **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 150 homeowners in attendance or proxies for the meeting to occur. Food and drinks will be provided.

**School Boundary changes for Park Vista HS:** Brian reported that the main meeting will be November 26<sup>th</sup> at Boynton Beach HS. Homeowners are asked to participate. 120 t-shirts have been purchased to provide a visible presence at the meeting.

**Front entrance holiday lights:** Have been installed but we are having electrical problems that need to be fixed so that all the lights may be turned on. Tom stated that Joel has contacted an electrician to correct the problems.

## **GOOD AND WELFARE**

No Comments

Jerry moved that the meeting be extended to a future date to be later determined, due to the time and the additional information needed from connections to decide on the cable contract. It was seconded by Provi and unanimously approved by the board at 8:50 PM.

## **BOARD OF DIRECTORS MEETING, NOVEMBER 15, 2007 (EXTENDED)**

The Sun Valley Board of Directors met on November 15, 2007 at the Sun Valley pool. The meeting was called to order at 7:12 PM by President Brian Krol. In attendance were Brian Krol, Tom Kennard, Tim Motlow, Providence Piekara, Jason Dobronz, Paul LeTourneau, Maria Marino and Jerry Solomon.

**Cable TV Contract:** Brian reported that the Connexion Technologies bid was withdrawn. Five homeowners were present at the meeting. One of the homeowners stated that the cable lines on his property were replaced about a year and a half ago but apparently this was not done throughout the subdivision. Tom made a motion that we accept the Comcast proposal designated CCG. Paul seconded the motion. It was voted that the Comcast bid CCG maintaining the service as it is for a period of five (5) years (with a 2 yr option to cancel) at a reduced rate of \$19.95, Standard and Extended packages and a bonus of \$28,880 to Sun Valley was accepted. The vote was 7 to 1, with the Tom Kennard bid receiving the one vote. Paul asked if we will be discussing the use of the bonus and it was determined that those funds will be the responsibility of the new board of 2008.

## **GOOD AND WELFARE**

A homeowner questioned the price change for Cable TV. Brian explained the various options and the approved option.

Jerry moved that we adjourn the meeting. Provi seconded the motion and it was unanimously approved at 7:33 PM.