

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
November 17, 2010

## **I. Call to order**

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 7:03 PM on November 17, 2010 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

## **II. Roll call**

Board members present:

Douglas Folsom – President  
Brian Krol – Vice President  
Providence Piekara – Secretary/Treasurer  
Steven Eppley - Recording Secretary  
Jerry Solomon - Director  
Maria Marino – Director  
Gary Hanson - Director

All Directors were present. A quorum of the board was verified.

Bill Davis of Gem Property Management was also in attendance.

## **III. Approval of minutes from last meeting**

The minutes of the October 20, 2010 board meeting were read by Steve Eppley; motion made by Brian Krol to accept the minutes with corrections; motion seconded by Provi Piekara and all approved.

## **IV. Treasurer's report**

- Provi Piekara reported that the Accounts Receivable as of October 31, 2010 was \$57,781.03. The checking account balance was \$62,237.11, the savings account balance was \$150,412.48 and the Pay Pal account was \$552.10, the total cash reported was \$213,201.69. Provi noted that there were no extraordinary checks written for October. Provi stated that the remaining accounts receivable were with the attorney and they were either in bankruptcy or foreclosure. Brian Krol advised the board that there were sixteen additional foreclosures which now total thirty nine. Doug Folsom said he would email each board member a list of the foreclosures and assign each board member certain foreclosures for them to monitor and advise the board of any changes or activity. Jerry Solomon offered to conduct a seminar for the residents of Sun Valley that are faced with foreclosure to advise them of the various programs and help that is available. This seminar would be scheduled after the first of the year.
- Motion made by Steve Eppley to accept the Treasurer's report; motion seconded by Brian Krol, and all approved.

## **V. Correspondence**

- Doug Folsom stated that the correspondences received this month were e-mails regarding the condition of the retention ponds and when the pool heaters would be fixed.

## **VI. Operations**

### **A. Operations**

**Pool Heater:** Gary Hanson reported that both pool heaters were down and attempts were being made to take parts from one heater and install them in the other so that one pool heater would be operative. Doug Folsom recommended that the company making the repairs prepare a proposal as to what needs to be done for both heaters with projected costs. This proposal would be reviewed at the next meeting. It was noted that one heater would not be sufficient to maintain the pool temperature.

**Retention Ponds:** Palm Beach Aquatics would be preparing a proposal to correct the condition of the retention ponds, which would be ready for review at the next board meeting. Gary further noted the fountain pump in lake one was sent out for repair. The pump was stolen and the repairman agreed to replace the pump with a new one at no charge.

**Other:** Doug Folsom said that the pool gate lock was on order and when it is received Broward Locksmith would install it at no charge.

## **B. ARC Report**

Doug Folsom reported that there was only one application submitted at the November 9, 2010 ARC Meeting. This application was approved with conditions.

## **C. News Letter and Website**

Maria Marino reported that the web site was up to date. Maria noted that the newsletter would be finished this weekend and delivered next week.

## **D. Rules and Regulations**

Gem Property Management reported sixteen new violations and thirteen follow-up violations for the period ending November 17, 2010. Three violations were recommended to be turned over to the Grievance Committee after the first of the year.

# **VII. Old Business**

**Front Entrance** – Provi Piekara recommended that the front entrance signs be made with slim raised gold letters, and they are to be identical on each side. Provi's comment on the front entrance was that both sides should be a mirror image, but they were not. One side appears to be higher than the other. This is partly due to the grading on the side where the front entrance was damaged. Gary Hanson questioned if the contract stated that each side was to be a mirror image. Brian Krol said he would talk to the contractor about correcting the situation. Jerry Solomon recommended that a letter should be sent to the contractor notifying him of this breach of contract. The letter should be done prior to any changes to the front entrance made by the contractor.

**Butterfly Garden:** Provi Piekara noted that when the landscaper planted the flowers around the palm trees, three palms in the Butterfly Garden were not done. Gary Hanson said he would speak to the landscaper about having flowers planted around these trees.

**Advanced Aquatic:** Jerry Solomon advised the board that a settlement was reached for a specific amount of \$2,820 owed to Advanced Aquatics which would be paid within 10 days. The only item remaining was the determination of the attorney's fees which Jerry estimated would be much more than the actual settlement.

**Palm Lighting:** Brian Krol stated that the same company that put up the lights last year charged \$1,600 this year to put up the lights and to take them down using the existing lights. Doug Folsom said he would get last year's bill from the accountant and compare it to this year's quote.

# **VIII. New Business**

**Annual Meeting** – Doug Folsom noted that the Annual Meeting was scheduled for December 2, 2010 at the Odyssey School.

**Budget 2011** – Doug Folsom stated that because the accountant was away he was unable to have a preliminary budget; however, as soon as the accountant returns a preliminary budget would be prepared and e-mailed to the board. Doug recommended that anyone requesting a project or capital item for next year to advise him of the project with estimated costs for consideration in the 2011 Budget. Joel Williams would be handling the contracts.

**Holiday Lighting Contest** – Provi Piekara and Maria Marino stated that the Holiday Lighting Contest would be December 19, 2010 at 7:00 pm.

**Security Cameras** – Jim Messino stated that the pole was installed and the wires were pulled through the pipes. Jim expected that the cameras would be installed within the next few days.

# **IX. Good and Welfare**

Gary Hanson stated that residents were concerned about people feeding raccoons and the potential problems that could be incurred to other residents in Sun Valley. Gary recommended that Animal Control be contracted if raccoons or feral cats are causing a nuisance in the community.

# **X. Adjournment**

A motion was made by Provi Piekara to adjourn the meeting at 8:23 pm; motion seconded by Steve Eppley and all approved.