

Sun Valley Board of Directors Meeting Minutes

Approved
November 18, 2009

I. Call to order

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 6:15 PM on November 18, 2009 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Douglas Folsom – President
Brian Krol – Vice President
James Weber – Second Vice President-Operations
Tom Kennard - Director
Ron Bade – Director
Maria Marino – Director

Providence Piekara, Secretary/Treasurer, Steve Eppley, Recording Secretary 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 October 21, 2009 board meeting were read by James Weber; motion made by Brian Krol to accept the minutes with corrections; motion seconded by Tom Kennard and all approved.

IV. Treasurer's report

- Doug Folsom reported that the Accounts Receivable as of October 31, 2009 was \$38,825.78. The checking account balance was \$ 24,090.06 and the savings account was \$231,737.61, total cash was \$255,827.67. He noted that there were no extraordinary checks written for October except for Philadelphia Insurance in the amount of \$10,286.85 for the annual HOA insurance. He also reported that there were no transfers from the saving account to the checking account during the month of October.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Tom Kennard and approved by all.

V. Correspondence

- Doug Folsom reported that there was concern by some of the residents of the Association with regard to security. Doug advised them that since the Association did not provide for a security service it was each homeowner's responsibility to keep items secured and locked up.

VI. Operations

A. Operations

James Weber stated that other than routine maintenance there were no problems to report during the past month.

B. ARC Report

Ron Bade reported that three new applications had been submitted at the November 9, 2009 ARC meeting. Two were approved as submitted and one was approved with conditions (permit).

C. News Letter and Website

Maria Marino reported that the newsletter would be going out before the annual meeting. She also reported that the website was up to date.

C. Rules and Regulations

Gem Property Management reported sixteen new violations and fourteen follow-up violations for the period ended November 18, 2009.

VII. Old Business

Island Lighting – Doug Folsom reported that the island lighting was completed.

Security Cameras – Tom Kennard recommended that since we have approved the security camera cost and the required permits should have been obtained we should move forward as quickly as possible to get the cameras installed and operating. Jim Messina from Devcon Security Service advised the board that the original plan required for the cameras to be mounted on poles, it was later suggested to have them mounted in concrete block houses that would protect them from vandalism and make them less conspicuous. However, this alternative would be very expensive. Therefore we would have to rethink how best to mount the cameras. He suggested using vinyl covered polls the cost would be \$300.00 dollars per pole and \$300.00 dollars to install. The next step would require getting an electrician, he had two quotes and is expecting a third quote. The electrician would then get the permits which would take about a week. There would be the cost for boring under the road for the electrical power connections. Doug stated that he did not want to rush the project and have the camera installation take away from the improvements that were being made to the front entrance. Another consideration was where to install the cameras so that they would be able to record license plate numbers and also to be protected from vandalism.

It was recommended that a committee consisting of Doug Folsom, Jim Weber and Steve Eppley meet to review the options and make recommendation to the board.

Annual Meeting - Doug Folsom noted that the Annual Meeting would be December 3, 2009 at 7:00 pm here at the Odyssey School. All arrangements were in place.

VIII. New Business

Plantings around the base of the Royal Palms – The board approved the cost for the planting of the flowers around the base of the Royal Palms; Jim Weber would handle this project with PMA.

Fountain for Lake 4 – Jim would order the fountain for lake #4 which was previously approved.

Holiday Lights – After some discuss it was decided to use the lights that we currently have and add any new ones as needed. The lights would be installed after Thanksgiving.

IX. Good and Welfare

Jim Messina said that his company Devcon Security would offer the residents in Sun Valley a special price of \$15.00 per month to monitor their homes. This would be predicated on the owner paying for their own equipment and there would have to be a substantial number of subscribers.

One resident expressed that if the residents had a choice most would choose white lights for the holiday lighting.

Another recommendation for home security would be to have residents turn on their outside garage lights from dusk to dawn.

A question was asked about the weeds that were growing in some of the lakes. Jim Weber explained about the plantings that were placed around the lake.

X. Adjournment

A motion was made by Ron Bade to adjourn the meeting at 7:30 pm; motion seconded by James Weber and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management December 30, 2009.