

Sun Valley Board of Directors Meeting Minutes

Approved
November 19, 2008

I. Call to order

Board President Brian Krol called the regular meeting of the Sun Valley Homeowners Association to order at 6:06 PM on November 19, 2008 at the Odyssey School on Woolbright Road in Boynton Beach, Florida.

II. Roll call

Board members present:

Brian Krol – President
Tom Kennard – Vice President
Providence Piekara – Secretary/Treasurer
Tim Motlow - Recording Secretary
Maria Marino – Director
Ron Bade – Director
Doug Folsom - Director

Jason Dobranz, Director, and Jerry Solomon, Director were absent for the meeting.

The following 2009 elected directors (note: these directors are not allowed to vote at this meeting) were present:

James Weber
Steve Eppley

A quorum of the board was present and verified.

William Davis of Gem Property Management was also in attendance.

III. Approval of minutes from last meeting

The minutes of the previous board meeting were read by Tim Motlow. Motion made by Ron Bade to accept the minutes with corrections; motion seconded by Tom Kennard and all approved.

IV. Treasurer's report

- Provi Piekara stated that as of October 31, 2008, there was \$38,445.02 in the operating account and the savings account is reported to have \$206,313.12 for a total of \$244,758.14. She reported that no extra ordinary checks were written for the month of October. Accounts Receivable was \$13,931.30. She also stated that a transfer of \$25,000.00 was made in October. She reviewed the profit and lost and noted that office supplies for the month was higher because of mailings for the annual meeting and the budget meeting. Rent was up because the annual lease for the self storage unit was paid in full. Pool and park, there was a payment for \$1,950.00 this was for the trenching and PVC piping for the street lights.
- Motion made by Ron Bade to accept the Treasurer's report; motion seconded by Tom Kennard and approved by all.

V. Correspondence

- Brian Krol reported that the Monihan easement issue was finalized before the Friday deadline and was resolved.
- Brian Krol also reported that he was advised by the attorneys that the insurance company has resolved the Monihan claim which goes back to 2003 and 2004.
- Another legal issue was reported by Brian Krol that when we acquired the land from the developer a quick claim deed was filed. Now it appears that possibly we may have claimed some land that did not actually belong to the Association. The attorneys from across the street at Boynton Place, wanted to know if Sun Valley was going to repair their streets. We replied back to them through our attorneys that our position is as follows: the Association does not want their land and if we need to quick deed it back to them we will certainly do so. Both Provi Piekara and Brian Krol had a telephone conversation with the treasurer of Boynton Place, Ron Wolf, regarding this topic and hopefully this matter will be resolved quickly.

VI. Operations

A. Maintenance report – Tom Kennard reported:

1. The front lighting was all replaced with commercial lighting and casings by our maintenance man.
2. Regarding the fence lock, he would need to get with the maintenance man as to what the required work entailed.
3. The holiday lights and lighting of the front entrance; a bid was received from last year's contractor which seemed extremely high, therefore, we were allowing our maintenance man to bid on the lighting. In any event the lights would be put up in a timely fashion regardless of who was awarded the bid.
4. Because of the Fig White Fly Infestation, we have gotten four bids; 1. Pest & Plant Management of South Florida; they would use a granular treatment for a cost of \$846.00, 2. Tru Green they would use a liquid insect drench, plus a fertilizer drench and a liquid foliar spray for a cost of \$1,359.00. This bid includes a six month guarantee . 3. Hulett Environmental Services bid \$673.00. 4. Petri bid \$ 1,750.00 also a granular treatment. Brian Krol advised the Board that because we are in the dry season a granular treatment would not be advisable. Therefore, he recommended Tru Green who would use the liquid treatment. A motion was made to award the bid to Tru Green by Tom Kennard, seconded by Providence Piekara and approved by all.

B. Architectural Review Committee –Ron Bade reports that a meeting was held on November 10, 2008: Five (5) ARCs were submitted and approved, one (1) Lot 182 to replace the garage door, which was approved; three (3) Lots 182, 279 and 391 to replace the roof, which were approved with conditions; proper permit, one (1) Lot 178 to re-paint house which was approved.

C. Newsletter – Maria Marino reported that the next letter would be going out first week in December.

D. Website – Maria Marino reported that the website was current and up to date.

E. Rules & Regulations – Gem Property Management reported: New violations since October 15, 2008, 12 pressure cleaning of house, driveway, sidewalks and or roofs, 1 parking on swale, 1 parking a trailer in the driveway and 1 for garbage cans and recycle bins left out after pick-up day. Out of 42 violations previously sent 28 were corrected and the remaining 14 would be receiving second notices.

VII. Old Business

A. Island Lighting: Doug Folsom reported that the Island Lighting was scheduled to be done in December.

VIII. New Business

Brian Krol thanked all the Board Members for their help, dedication and service to the board and the community. Special thanks were given to Tom Kennard for his many years serving as Vice President.

Slate of officers for 2009:

1. Doug Folsom was nominated for President. A motion to elect Doug Folsom as President was made by Providence Piekara, motion seconded by Ron Bade and approved by all.
2. Brian Krol was nominated for Vice President. A motion to elect Brian Krol as Vice President was made by Maria Marino, motion seconded by Doug Folsom and approved by all.
3. James Weber was nominated for Second Vice President of Operations. A motion to elect James Weber as Second Vice President of Operations was made by Providence Piekara, motion seconded by Tim Motlow and approved by all.
4. Steve Eppley was nominated for Recording Secretary. A motion to elect Steve Eppley as Recording Secretary was made by Tom Kennard, motion seconded by Providence Piekara and approved by all.
5. Providence Piekara would remain as Secretary and Treasurer.
6. Maria Marino would remain as Director in charge of the Community Newsletter and Web-site.
7. Ron Bade would remain as Director and serve as chairman of the ARC.
8. Jerry Solomon would remain as Director and serve as chairman for the legal committee.
9. Tim Motlow would continue to serve on the ARC.

Brian Krol suggested that because all business matters for the community were up to date and because of the Holiday Season the December Board Meeting could be cancelled. A motion was made by Tom Kennard to cancel the December Board Meeting; motion seconded by Providence Piekara and approved by all.

The Holiday Lighting Contest this year would be judged by Providence Piekara, Maria Marino and Susan Frizzi on Sunday December 21.

IX. Good and Welfare

Question from the floor was asked regarding the number of foreclosures in the community. Brian Krol stated that currently there were seventeen foreclosures.

X. Adjournment

A motion was made by Provi Piekara to adjourn the meeting at 6:52 pm; motion seconded by Tom Kennard and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management
December 4, 2008.