Sun Valley Homeowners Association, Inc. Budget Meeting

Meeting Minutes
Approved
December 15, 2010

I. Call to order

Board President Douglas Folsom called the annual budget meeting of the Sun Valley Homeowners Association to order at 7:00 PM on December 15, 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
Maria Marino – Director
Jerry Solomon – Director
Gary Hanson - Director

Steve Eppley, Recording Secretary was 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 the 2010 Budget

Douglas Folsom presented and reviewed the proposed budget for 2011 to the Board. Doug stated that the 2011 budget would increase from $675.00 to $725.00, a $50.00 increase per household. This is due in part by the high number of foreclosures in 2010 that did not pay their assessments and probably will not pay their assessments in 2011. Also new foreclosures have been added; these homeowners probably will not be able to pay their assessments in 2011 as well. Doug recommended that all projects for the coming year to be on hold, until it could be determined how the year is going to unfold. Gary Hanson expressed concern about projects that involve improvements to the community that would benefit the community by attracting new potential home buyers. Doug said that a review of the situation regarding the projects that were on hold would be reviewed after March 2011. Doug felt that it was wiser to tighten our finances now rather than later and find out that the association had financial problems.

Before the final vote on the 2011 budget the Board then opened up discussion to the homeowners present. One resident questioned the bad debts and why the proposed budget for 2011 was lower than the estimate for 2010. Doug explained that in 2010 bad debts were an accumulation from prior years. The estimated bad debt for 2011 was only for the 2011 year. Another resident questioned the $50.00 increase. Doug explained that it was a combination of the annual cable increase, other vender increases and foreclosures.

Doug Folsom introduced the proposed change in the delinquency date and the proposed two (2) payment option for 2011. At the regular board meeting prior to this budget meeting, Jerry Solomon requested an opportunity to review the association documents before a motion to change the delinquency date and to adopt a two (2) payment option was made. After review of the documents Jerry Solomon agreed that the board could change the delinquency date and implement the two (2) payment plan.
A motion was made by Brian Krol to change the delinquency date from January 31 to February 15 and to offer two (2) payment options; first payment (one half of the assessment) due February 15 and the second payment (balance of assessment) due on May 1st plus a $25.00 fee and subject to all interest and penalties as applied by the association's documents and as provided by law; motion seconded by Provi Piekara and was approved by all.
Doug Folsom stated that a proposed letter to the residents outlining the changes would be e-mailed to the board for their approval before it was sent to the residents.

A motion was made by Provi Piekara to approve the 2011 budget; motion seconded by Brian Krol and approved by all.

IV. Adjournment

A motion was made by Maria Marino to adjourn the meeting at 8:15 pm; motion seconded by Brian Krol and was approved by all.

Minutes submitted by William Davis, LCAM, Gem Property Management January 14, 2011.