

# *Sun Valley Board of Directors Meeting Minutes*

Approved  
December 15, 2010

## **I. Call to order**

Board President Douglas Folsom called the regular meeting of the Sun Valley Homeowners Association to order at 6:18 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  
Jerry Solomon - Director  
Maria Marino – Director  
Gary Hanson - Director

Steven Eppley – Recording Secretary, was absent for the meeting. 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 November 17, 2010 board meeting were read by Provi Piekara; 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 November 30, 2010 was \$55,145.88. The checking account balance was \$18,827.54, the savings account balance was \$150,437.21 and the Pay Pal account was \$552.10; the total cash reported was \$169,816.85. Provi noted that there were no extraordinary checks written for November. Provi stated that all of the accounts receivable except for one was being handled by the attorney. Doug Folsom said that he would be closing the Pay Pal account due to the cost of maintaining the account.
- Motion made by Brian Krol to accept the Treasurer's report; motion seconded by Gary Hanson, and all approved.

## **V. Correspondence**

- Doug Folsom stated that there was no new correspondence for this month. Doug recommends to all the residence of the community that they come to the regular board meeting to address their questions and concerns. Doug also noted that he was very unhappy with the attendance at the annual meeting. It is now two years that we have been unable to have the annual meeting because a quorum of the residents could not be obtained.

## **VI. Operations**

### **A. Operations**

**Plantings:** Gary Hanson reported that the plantings around the palm trees would be completed by the landscaper.

**Pool Gate Lock:** Doug Folsom reported that the pool gate lock would be in next week and he would contact Gary Hanson to arrange for installation.

**Lake Maintenance:** Gary Hanson noted that proposal from Palm Beach Aquatics for the lake maintenance was sent to M.Y. Future, however, he has not yet seen it. Doug Folsom advised that he has the proposal and that it would be reviewed with the other contracts at the January board meeting.

**Security Cameras:** Jim Messino reported that there was a county inspection today. The electrical inspection did not pass, because the electrician did not pull the proper permit with regard to the total wiring. Doug Folsom spoke to the electrician to arrange for the proper permit and to make sure that it meets code.

Motion made by Gary Hansen to bring the circuitry for the front entrance up to code; motion seconded by Maria Marino, and all approved.

#### **B. ARC Report**

Doug Folsom reported that there was only one application submitted at the December 14, 2010 ARC Meeting. This application was approved.

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

Maria Marino reported that the web site was up to date. Maria noted that the newsletter would be finished and ready for delivery in January.

#### **D. Rules and Regulations**

Gem Property Management reported fifteen new violations and eighteen follow-up violations for the period ending December 15, 2010. Two violations were recommended to be turned over to the Grievance Committee after the first of the year.

Maria Marino suggested that after the new lock is installed at the pool gate, someone should be responsible for opening the gate in the morning and locking it at night. Doug Folsom suggested that Maria put an article to the newsletter advising residents to make sure that the gate is locked when they leave, and request volunteers to open and close the gate daily.

### **VII. Old Business**

**Comcast** – Doug Folsom said that Comcast would be contacting Maria Marino regarding an appointment to install the cable wires for the security cameras.

**Front Entrance:** Doug Folsom stated that he had talked to the contractor and the front entrance would be corrected so that both sides matched, as per the contract.

**Butterfly Garden:** Provi Piekara advised the board that she received estimates for the plaque for the Butterfly Garden in memory of Tom Kennard. The most expensive would be \$500.00. Doug Folsom noted that a motion was approved for the plaque at a previous meeting and that Provi should order an appropriate plaque.

### **VIII. New Business**

**Appointments** – Doug Folsom noted because we did not have an Annual Meeting the board would remain the same. Doug asked the board members to recommend the officers for the coming year. A motion was made by Brian Krol to keep the slate of officers the same for 2011; motion seconded by Maria Marino, and all approved.

**Assessments 2011** – Brian Krol proposed a change in the delinquency of the annual assessment for 2011. The proposal would be as follows: All payments are due in full by January 1, of each calendar year per our documents. We currently give all homeowners until January 31, before they are deem delinquent. 1. The proposed change would allow homeowners to pay in full by February 15, before they are deemed delinquent. 2. The other option would be two (2) payments, the first payment due by February 15 and the second payment by May 1<sup>st</sup>. If the homeowner opted for the second payment option they would be subject to the \$25.00 late fee. Jerry Solomon requested this motion be tabled until he could research the association's documents.

### **IX. Good and Welfare**

None

### **X. Adjournment**

A motion was made by Brian Krol to adjourn the meeting at 6:55 pm; motion seconded by Provi Piekara and all approved.