

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd., Port Orange, FL 32128

APPROVED

MINUTES

REGULAR BOARD OF DIRECTORS MEETING

February 10, 2010

1. CALL TO ORDER: President Russ Faller called the meeting to order at 7:00 p.m. at the SCPOA Hangar. Other Directors present: Jerry Probst, Joan DeVincenzo, Jack Hirn, Alan Baltz, Brent Canup and Mike Hay. A quorum was declared.

2. PROOF OF NOTICE: Richard Kjellstrom, General Manager, affirmed that proper notice of the meeting had been posted.

3. COMMUNICATIONS: President Faller commented that we received letters from:

Resident report of a non resident not stopping at a stop sign.

Residents on bikes were almost run over. This driver will no longer be allowed into the community.

Letter from Lyn Lingenfelter thanking the board for the new Lakes sign.

Anonymous letter about a home with bi color shingles. POA is investigating.

A letter from Terry Severson about speeding in her neighborhood resulting in wild animals being hit and killed.

4. MINUTES:

The minutes of the 01/05/2010 Board Meeting were presented. Joan DeVincenzo moved for approval, Mike Hay seconded and the minutes were approved unanimously.

The minutes of the 2/06/2010 Organizational Meeting were presented: Jerry Probst moved for approval, Jack Hirn seconded and the minutes were approved unanimously.

5. OPEN FORUM: President Faller commented that each resident could

speak for 3 minutes for a total of 30 minutes of open forum. We would try to respond; however, if we did not have the answer, Richard Kjellstrom would get back with you shortly.

The following owners rose to address the Board:

No owners chose to comment in the open forum.

6. REPORTS:

A. Russ Faller-Welcomed Alan Baltz and Brent Canup as new members of the Board of Directors.

B. Mike Hay- No report

C. Jerry Probst-Commented that there are 264 open accounts with \$479,062 past due. We sent a letter to the past due accounts on 2/10/10. The AR is better than last year. He also reported that the 2009 audit is complete, and will be discussed at the Budget & Finance Committee meeting on Thursday, February 11, 2010.

D. Jack Hirn- No report

E. Joan DeVincenzo- No report

F. Alan Baltz- No report

G. Brent Canup- No report

F. Committee Reports.

1. Airport Committee- Chair Mike Kelly is stepping down; thanks for his fine service. Bob Spillman is recommended to replace him.

2. Architectural Review Committee- Chair Scott Seagrave is stepping down and we thank him for his dedication. We are looking for new members.

3. Budget and Finance Committee- Russ said that Chair Ellie Murray has resigned after serving two years, and we thank her for her fine service. New members are being sought.

4. Children's Recreation Committee – No report.

5. Legal and By-Laws Committee-

No report.

6. Public Works Committee- No report

7. Safety and Security- No report

8. Update Committee- Barbara Roush commented that Bonfire pictures will be in the next edition.

9. Community Relations- Judy Ford commented that the Bonfire was a huge success.

G. General Manager- Richard Kjellstrom- thanked all the volunteers for the Bonfire and Annual Meeting for all their help.

7. OLD BUSINESS:

2010 Road & Taxiway Reconstruction Program of \$350,000, consider approval of additional \$9,340 for the 2010 road/taxiway program.

Jerry Probst made the motion, indicating that the funds would come from the \$50,000 contingency fund, Jack Hirn seconded, unanimous approval.

8. NEW BUSINESS:

a. Approval of appointment as Chair of the Architecture Review Committee: Tabled.

b. Approval of addition to the Safety and Security Committee (David McCarthy). Mike Hay made the motion, Joan DeVincenzo seconded, with unanimous approval.

c. Approval of appointment as the Chair of the Airport Committee (Bob Spillman). Jack Hirn made the motion, Alan Baltz seconded, with unanimous approval.

d. Approval of contract for cleaning of the SCPOA office, North and South Gate guard houses. Pro-Med and Shiny Clean both submitted bids. Shiny Clean currently has the contract. Joan DeVincenzo made a motion to accept the Shiny Clean contract for \$6,500, Mike Hay seconded with unanimous approval.

e. Recommendation from the Safety & Security Committee for contractor hours: 7:00 am-6:00 pm(Monday-Friday), 7:00 am- 3:00 pm (Saturday), no contractor hours on Sunday or holidays. This is reaffirmation of the existing rule. Jerry Probst made the motion, Jack Hirn seconded with unanimous approval.

f. Recommendation from the Safety & Security Committee regarding the Spruce Creek Directory: Distribute the Directory only to owner residents. Separately issue to renters the Rules and Regulations along with the RFIDs and require signatures for both. (This is currently being done). This is reaffirmation of the existing rule. Joan DeVincenzo made the motion, Brent Canup seconded with unanimous approval.

g. Consider and approve a SCPOA rule, that if in fact you are in violation of the CCR, SCPOA Rules and Regulations, or have a past due assessment of more than 45 days, that all RFIDs associated with the property be turned off until the situation is resolved. In addition no other favorable action would be allowed, i.e.: advertise on either Spruce Creek TV or the Update. Jack Hirn made the motion, Jerry Probst seconded with unanimous approval.

h. Approval contract with Hardy Construction for Phase 1 of 3 phases for Seclusion Drive Drainage Improvements. MBV Engineering engineered and designed a solution to the constant standing water in the existing ditches in front of the residences on Seclusion Drive. Bid is \$86,514.0 with a contingency of \$3,486, for a total of \$90,000.00. Joan DeVincenzo made the motion, Jerry Probst seconded, noting that the funds are in the Reserve budget, with unanimous approval.

i. Approval of contract with Hardy Construction for drainage enhancements from existing weir at Lake 13 to the intersection of Spruce Creek Boulevard and Country Club Drive. Bid is \$ 37,020.00 with a contingency of \$7,405, for a total of \$44,425.00. Jerry Probst noted that the funds are in the Reserve budget. Alan Baltz made the motion, Jack Hirn seconded with unanimous approval.

j. Review of variance to CCR of “No detached hangar may be erected nearer than 15 feet from the rear lot line”. Owners, Mr. and Mrs. Juan Blaha, Lot #147, request that the setback be reduced to 11.37’. This would allow for a 5’ extension of the hangar. Discussion that owner should get approval from neighbors and possibly all homeowners

down the taxiway away from the runway. The Board also requested a current survey. Jerry Probst motioned that this be tabled without recourse, Joan DeVincenzo seconded with unanimous approval.

k. Reaffirm that all transient aircraft must have a contact name, cell phone number or local contact number displayed on the glare shield. Jack Hirn made the motion, Jerry Probst seconded with unanimous approval.

ADJOURNMENT: With no further business, the meeting was adjourned at 8:00 p.m.

John D. Hirn, Secretary