



**SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

212-1 Cessna Blvd, Port Orange, FL 32128 386-760-5884

**APPROVED**  
**Regular Board Meeting**  
**Tuesday, October 5th, 2010**  
**7:00 PM**  
**SCPOA Hangar**

1. Call to Order: President Russ Faller called the meeting to order at 7:00 PM at the SCPOA Hangar. Other Directors present: Jerry Probst, Mike Hay, Joan DeVincenzo, Jack Hirn, Brent Canup, and Alan Baltz.
2. Proof of Notice of Meeting: Richard Kjellstrom, General Manager, affirmed that the proper notice of the meeting had been posted.
3. Communications: Gary Fox letter re: Dark in a.m. for children waiting for buses, maybe light the area at South Creek Blvd. and Spruce Creek Glen.  
  
Karla Baumann re: Requesting that the Reserve Estates fountains be taken over by SCPOA.
4. Approval of Prior Minutes:  
Regular Board Meeting – The minutes of the September 7th, 2010 meeting were presented. Brent Canup moved for approval, seconded by Joan DeVincenzo, approved unanimously.
5. Open Forum:  
Dick Bicknell, Four Seasons re: Affiliation between SCPOA and SCCC. A letter had been sent to all residents explaining the results of the committee deliberations. Dick felt it was not transparent, and asked what revenue and expenses were included and what price was unacceptable. Russ Faller responded that part of transparency was the letter. The feeling was that most things could be worked out; however, the cost was too high for residents, \$500-600 more per resident.  
  
Evert Oortman, of Cypress Ridge Trail, complained of loud mowing of a neighbor's lawn at 7 a.m. which disturbed his wife. He asked them if they could start later, but they refused. He asked if the SCPOA could help, perhaps changing the contractor starting time. Richard Kjellstrom, General Manager, will try to remedy the situation by talking to the owner of the grass mowing service.
6. Reports:  
Officers:
  - a. President Russ Faller- With deep sympathy Chuck Cravens passed away on a cruise; he was 57 years old. If anyone would like to make a donation, please contact Keith or Richard at the POA office.

The Sheriff is in here frequently. The Sheriff has been doing traffic control for one year now. Various reported violations are speeding at 62 MPH, running stop signs, assaulting the VCS (this resident went to jail). Following three months of mostly warnings, they now are giving tickets. Be well aware and advised.

Someone tore up the grass on the side of the road on Spruce Creek Blvd. Please report to Security if you saw who did this.

New signs at Big Tree, dogs have to be on leash, no cars off the macadam, but golf carts can go on the grass.

Water was switched on the 4<sup>th</sup> to Port Orange water for 4 or 5 days until repairs are completed at our Volusia County water facility.

- b. Vice President Mike Hay-no report
- c. Treasurer Jerry Probst- A copy of those delinquent in paying assessments is available, please sign your name and address acknowledging receipt. The total is just under \$145,000, which is less than the \$161,000 of last month, and the \$150,000 we ended with last year. There are 52 open accounts currently. We continue to work on it.
- d. Assistant Treasurer Alan Baltz- no report
- e. Secretary Jack Hirn- no report
- f. Director Joan DeVincenzo- no report
- g. Director Brent Canup- no report

Committees:

- 1. Airport Committee- Bob Spillman, Chair, reported that the committee interviewed an Embry Riddle graduate student who will write the Airport Operations Manual. There is a Fall Safety meeting, November 10<sup>th</sup> at Keith Phillips's hangar at 7:00pm.
- 2. Airport Manager- Sal DeVincenzo, said that the graduate student will intern at Spruce Creek Fly-In for two years. He was provided much information that he is using for data entry into our computers.
- 3. Architectural Review Committee- no report
- 4. Budget and Finance Committee- Working on the budget very diligently
- 5. Children's Recreation Committee- Sharon Goldish - In September, back to school social was held with great participation. Oct 1<sup>st</sup> was Movie Night, three movies and great fun. The Fall Carnival will be from 2-6pm on Oct 30, with lots of games and fun. Water access is needed along with volunteers. Nothing in November. In December, annual breakfast with Santa.
- 6. Legal and By-Laws Committee- no report

7. Public Works Committee- Ray Gage - Public Works has done a good job in preparing the 2011 budget. Art Horton, Public Works Superintendent, thanked everyone for their patience during the year as projects were being done.
7. Safety and Security- no report
8. Update Committee- no report
9. Community Relations- Judy Ford was welcomed back. She had nothing to report, other than that the first committee meeting will be on Friday, October 8, 2010.

General Manager-If anyone wishes to donate money to the Cravens family, please contact Keith or Richard.

7. Old Business:
  - a. Security Vehicle purchase- The Budget and Finance committee along with the Director of Security and the General Manager recommend the board approve the expenditure of not more than \$20,000 for the purchase of a new vehicle. It is recommended that \$5,000 be transferred from the Reserve to the Capital fund for this purchase. Numerous bids were solicited from various dealers and a Ford Ranger XL super cab with 2WD was the lowest bidder at \$18,846.51.  
Jerry Probst motioned for approval, Jack Hirn seconded, unanimously approved.
8. New Business:
  - a. Appoint Lynn O'Donnell, Judy Chiles and Devan Norris to the Update Committee. Please thank Donna Spillman for her contributions to the committee over the past few years, as she has resigned. Joan DeVincenzo motioned for approval, Mike Hay seconded, unanimously approved.
  - b. Mr. William Herman served on the Budget and Finance Committee for some time, but has had to step down. Please acknowledge his service to Spruce Creek Fly-In Community. Jerry Probst motioned for approval, Alan Baltz seconded, unanimously approved.
  - c. RFID Policy:
 

The Board of Directors approved at the December 11<sup>th</sup>, 2007 board meeting and subsequently modified it again at the June 10<sup>th</sup>, 2008 board meeting, that when an owner is in arrears, their RFID should be deactivated. Management has also deactivated all RFID's associated with the residence. It is recommended that the Board amend the action to include that any resident living in a home that is not current with its assessment to the POA will have the RFID turned off until the account is paid in full or an appropriate payment plan is arranged and current. This will also be added to the RFID contract for renters. Mike Hay made a comment that a tenant is unfortunate to rent where the landlord is not meeting his obligations.  
Jack Hirn moved to approve, Mike Hay seconded, unanimously approved.

- d. Well and pump at Windsock Park. To facilitate beautification there, it is recommended by the Public Works Committee that the board approve the installation of a well and pump for \$6,750 out of operating funds that are available.  
Comments from Russ Faller and Mike Hay regarding the lack of a water supply and the fact the previously planted bushes died due to lack of irrigation.  
Brent Canup motioned for approval, Joan DeVincenzo seconded, Jerry Probst, Mike Hay, Russ Faller, Alan Baltz, Brent Canup and Joan DeVincenzo voted in favor and Jack Hirn abstained.
- e. The next Board meeting will be November 2, 2010.

9. Adjourned at 7:42 p.m.

Jack Hirn, Secretary