



SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.

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

APPROVED
Regular Board Meeting
Tuesday, January 4th, 2011
7:00 PM
SCPOA Hangar

1. Call to Order: President Faller called the meeting to order at 7:00 PM at the POA hangar
Other directors present: Jerry Probst, Mike Hay, Joan DeVincenzo, Jack Hirn, Brent Canup,
and Alan Baltz.
2. Proof of Notice of Meeting: General Manager Richard Kjellstrom affirmed that there was
proper notice of the meeting.
3. Communications- none
4. Approval of Prior Minutes (Attached) Regular Board Meeting of December 7th, 2010:
Brent Canup made a motion to accept the minutes, Alan Baltz seconded, approved
unanimously.
5. Open Forum- none
6. Reports:
 - a. President Russ Faller- Greetings for Happy New Year. At the annual meeting there
will be three Board of Directors vacancies. Jerry Probst is retiring from the board.
Mike Hay and Russ Faller will be candidates for two of the 3 openings. Judy Ford
will be the third candidate. Notices will be sent in the mail regarding the annual
meeting on Thursday, January 27th at the Spruce Creek Country Club. Since it is a
Thursday, registration will begin at noon at the POA Hangar until 4:00 PM and then
resume at the SCCC. Jack Hirn had a question regarding the fact that we had only
three candidates for three positions, that the secretary could vote for each candidate
and the elections would be closed. Richard Kjellstrom explained that the POA By-
Laws provide that nominations may be made at the annual meeting. Write-in
candidates are also allowed. If in fact there are no nominations, we believe we can
vote by acclamation, without counting the ballots.
 - b. Vice President Mike Hay- none
 - c. Treasurer Jerry Probst- AR is \$117,903.84, 35 past due accounts, 24 bank
foreclosures, 7 in collection, 2 in bankruptcy, 2 in payment plan. The books are
closed, and an auditor is in process. At year end 2009, \$150,000 was in arrears, so
that progress has been made.
 - d. Assistant Treasurer Alan Baltz- none

- e. Secretary Jack Hirn- none
- f. Director Joan DeVincenzo- none
- g. Director Brent Canup- none

Committees:

- 1. Airport Committee- none
- 2. Airport Manager, Sal DeVincenzo- none
- 3. Architectural Review Committee- none
- 4. Budget and Finance Committee- none
- 5. Children's Recreation Committee-Jennifer Kosmo thanked Sharon Goldish for her great work for the last two years, and invited anyone interested to work with the committee. The SCPOA website for the Children's Rec. link needs to be updated. She will be applying for matching funds. Many activities are being planned for 2011.
- 6. Legal and By-Laws Committee- none
- 7. Public Works Committee- Superintendent of Public Works Art Horton said that work is proceeding on 2011 projects. Russ Faller said that the dirt at Eagle Lake is related to the new walkway.
- 8. Safety and Security Committee- none
- 9. Update Committee- none
- 10. Community Relations- Judy Ford stated that the Bonfire is Jan 22nd, with Michael T singing. They are doing well with volunteers. The next meeting for the Community Relations Committee is January 13th. A Newcomer's Party is planned for March.
- 11. General Manager- Towing signs have been installed as part of the legal process to enable the association to manage illegal parking, etc. The Security Christmas fund was over \$12,000.

7. Old Business:

Public Works leased shop. At the September 7th, 2010 BOD Meeting, a new lease was approved for a period beginning September 8th, 2010 until August 31, 2011 for \$500 per month. Recently the POA asked the SCCC BOD if they would agree to extend the lease from August 31, 2011 until August 31, 2012, no change in the lease agreement other than the expiration date. Request the BOD approve the extension of the lease as written. Discussion of what was the status of the proposed new building. It was felt that a 60 day notice should be added for any extension. Jerry Probst moved to approve the extension with 60 days notice. Mike Hay seconded, approved unanimously.

8. New Business:

- a. Mr. Pat Corbett has submitted his resignation as the Chair and member of the Safety and Security Committee. The Board of Directors thanks him for his service to the community. Dick Bicknell has also submitted his resignation as a member of the Safety and Security Committee. Mr. Bicknell has contributed many years to this committee and the Board thanks him for his service. An advertisement for new members will be placed on SCTV.
- b. Reserve Funds: The Public Works Committee recommends the Board approve the revised bid of Weber Construction to remove the existing asphalt path; relocate, grade and spread 8" of reclaimed road base, then pave a new path per the plan and specifications provided by MBV Engineering, Inc., for the sum of \$44,226.75. \$3,500 was spent from the 2010 Reserve fund for moving the excess road material from the storage area to the Eagle Lake mobilization area. Mike Hay moved to approve, Joan DeVincenzo seconded, approved unanimously.
- c. Capital Funds: Windsock Park Irrigation has been broken into two phases:

Phase 1 completed in 2010 included the drilling of the well and installing a 5HP irrigation pump.

Phase 2 encompasses installing the irrigation system. The Public Works Committee recommends the Board approve Tuff Turf's proposal to provide and install the irrigation system at Windsock Park for the amount of \$7,700. Alan Baltz moved to approve, Jerry Probst seconded, approved unanimously.

- d. Florida Statute 720 allows the POA to establish rules regarding the viewing of official documents. That excerpt is attached to this notice.

It is the recommendation of management that the following rule be established to conform with the Florida Statute.

Members of the SCPOA may review the official records (as defined in Florida Statute 720.303 (5)) of the SCPOA as follows: A request, from an owner of Spruce Creek Fly-In community, must be in writing, sent by USPS certified mail, return receipt required; and the owner must specify the exact documents to be reviewed in writing. Review of the documents may be made between 1:30-3:30 pm each Wednesday, based on an appointment made 48 hours in advance. Copying cost is \$.50 per page. No official documents may be removed from the POA office except by the Board of Directors or management. Mike Hay moved to approve, Brent Canup seconded, approved unanimously.

- e. Management requests approval by the Board for a 3% increase in base pay for all employees based on performance, effective January 8, 2011. The total increase cannot exceed the 3% approved in the budget. BOD will determine management increases. Jerry Probst noted that there were no pay raises last year. He made the motion to approve, Jack Hirn seconded, approved unanimously.
- f. POA Insurance. Brown and Brown has submitted quotes for the 2011 insurance program with a net decrease of 9%. The total annual premium for 2010 was \$67,462.42. The renewal for 2011 is \$62,934.07. Request the board approve the 2011 renewal. Payment is

made in full during the month of January. Jerry Probst moved to approve, Alan Baltz seconded, approved unanimously.

9. The 2011 Annual Meeting will be held on January 27th at 7:00 PM at SCCC Palm room. Advance sign in will begin at noon at the POA Hangar. To conduct the meeting, 320 proxies or members present are needed for a quorum.
10. The next Board of Directors meeting will be February 1, 2011 at the SCPOA hangar.
11. Adjourned at 7:27 PM

Jack Hirn, Secretary