



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

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

**FINAL  
MINUTES  
REGULAR BOARD OF DIRECTORS MEETING  
SCPOA Hangar  
April 6, 2010**

1. **CALL TO ORDER:** President Russ Faller called the meeting to order at 7:01 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 OF MEETING:** Richard Kjellstrom, General Manager, affirmed that proper notice of the meeting had been posted.
3. **COMMUNICATIONS:**  
None
4. **APPROVAL OF PRIOR MINUTES:**  
Regular Board Meeting – The minutes of the 3/2/2010 Regular Board Meeting were presented: Alan Baltz moved for approval, Brent Canup seconded and the minutes were approved unanimously.
5. **OPEN FORUM:**
  - a. Frank Baker, Spruce Creek builder asked to present combining of lots 352 and 353. President Faller said that this subject was on the agenda and would be taken care of.
  - b. Butch Stevens of Vail View brought up the finding of a serious FOD (Foreign Object Debris) on our runways and taxi-ways. He presented a box of what was collected over a three week period. He suggested we should consider purchasing a turbine blower to clean the runways on a regular basis.
  - c. Mr. and Mrs. Ragot of Springwater Lane brought up the details about the spilled paint on Country Club Drive and other subjects that are in the process of being resolved.
  - d. George Leone of Country Club Dr. felt that POA funds should not be spent to take care of the paint spill cleanup on Country Club Dr.
  - e. Dick Bicknell of Four Seasons hoped that the committee looking into possible POA-Country Club affiliation was still active.
6. **REPORTS:**
  - A. President Russ Faller- The shortfall in assessment payments by some owners, despite vigorous collection efforts, may necessitate some increase in the assessment next year.  
Over the past year a committee of POA and Country Club representatives with business backgrounds have been researching the possibility of a community center at the Country Club with golf and tennis separate. This is a work in progress.

- B. Vice President Mike Hay- Nothing to report
- C. Treasurer Jerry Probst- As of today, Accounts Receivable is \$240,581 with 108 accounts past due. Notice of intention to lien letters have been sent to those owners who have not made any attempt to pay or have stopped paying. Three properties are in the process of going to foreclosure. Owners may obtain a list is of delinquent owners upon request. Also, the audit, for which we have received a clean opinion, is available.
- 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
- H. Committee Reports.
  - 1. Airport Committee- Update from Airport Manager of GPS approach status. The original 1999 approach plate should be approved on April 8, 2010. The new AWOS system should be up and running shortly.
  - 2. Architectural Review Committee- We are still looking for new members.
  - 3. Budget and Finance Committee- New members are being sought.
  - 4. Children's Recreation Committee- Conducting a food drive, box is at the POA office.
  - 5. Legal and By-Laws Committee- No report.
  - 6. Public Works Committee- Art Horton commented on the 2010 road program which would begin in April, along with phase I of Seclusion and the 15<sup>th</sup> fairway project.
  - 7. Safety and Security- Barbara Roush said the next meeting is April 14<sup>th</sup>; General Manager Richard Kjellstrom is addressing any safety issues.
  - 8. Update Committee- No report
  - 9. Community Relations- Newcomers party on April 7<sup>th</sup>.
  - 10. General Manager- A thank-you party is scheduled at the POA April 15 at 4p.m. to thank all the volunteers for their time and efforts on behalf of all Spruce Creek residents.

7. OLD BUSINESS:

- a. Update from Airport Manager of GPS approach status. See above.

- b. In 2009, A Classic Touch Painting allegedly spilled white paint accidentally on Country Club and Rickenbacker. The contractor, A Classic Touch Painting, claims that a subcontractor, not an employee, is responsible. The subcontractor's insurance company has denied the liability claim and now has denied the property damage claim. The SCPOA has asked our insurance agent (Brown & Brown) to contact A Classic Touch Painting Company's automobile insurance company, since it was A Classic Touch's trailer that held the paint that damaged the street. Cost to repair the damage is approximately \$6,500.

8. NEW BUSINESS:

- a. Appointment of Larsen & Associates to represent Spruce Creek Property Owners Association. Introduction of Tom Slaten of Larsen & Associates, legal firm that specializes in Homeowner Associations and Collections. Discussion followed. Jack Hirn moved and Jerry Probst seconded to engage Larsen & Associates as our new legal firm with unanimous vote of the directors.
- b. Review and consider approval of lots 352 and 353 to be combined for a garage addition. This will not affect the individual assessments for each lot. Volusia County requires SCPOA approval for this. Discussion followed, and Jerry Probst moved for approval and Mike Hay seconded with unanimous vote of the directors.
- c. Approval of addition to Architecture Review Committee (Carlos Bravo). Mike Hay moved to approve and Brent Canup seconded with unanimous vote of the directors.
- d. Discussion of monthly Board meetings during the months of May, June, July and August. The board discussed having a meeting on May 4<sup>th</sup>, and July 13<sup>th</sup> and not having meetings in June or August. Jerry Probst moved to approve and Mike Hay seconded with unanimous vote of the directors.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:50 p.m.

John D. Hirn, Secretary