



Approved

MINUTES
Regular Board Meeting
Tuesday, May 4, 2010
7:00 PM
SCPOA Hangar

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. **APPROVAL OF PRIOR MINUTES:**
Regular Board Meeting – The minutes of the 4/6/2010 Regular Board Meeting were presented: Alan Baltz moved for approval, Joan DeVincenzo seconded and the minutes were approved unanimously.
4. **COMMUNICATIONS:**
President Faller discussed three letters from residents:
 - a. Attorney of an owner wrote that a resident was having difficulty entering into the community. Richard Kjellstrom commented that he had spoken to the attorney and the issue was resolved.
 - b. Conrad Yelvington sent a letter to the Board of Directors asking the ARC to approve the installation of a trailer office and approval of parking signs.
 - c. Butch Stevens wrote a letter about the community's donation of a blower to the POA to clean the runway and taxiways of foreign objects on a regular basis.
5. **OPEN FORUM:**
 - a. Dick Bicknell of Summer Green Drive brought up the question of who paid for the polytaring of Country Club Dr. area. President Faller mentioned it would be in the meeting during old business.
 - b. Ted Arnett of Country Club Drive discussed the 15th Fairway project and its implications for his neighborhood.
 - c. Gina Ragot of Springwater Lane (A Classic Touch Paint) said that they were working with their insurance company to settle so A Classic Touch Paint could advertise in the Update. President Faller indicated this did not require Board of Directors action.
 - d. John Bachmann of Springwater Court discussed that some of the roads were having some cracks in them. He also discussed changing of the covenants. President Faller explained that some mild cracking was normal. Some areas will be redone.
 - e. Bruce Alter of Seclusion Dr. brought up that the RV storage area needed mowing and the fence needed repair. President Faller said this would be taken care of.
6. **REPORTS:**
Spruce Creek Fly-In, Minutes, Regular Board of Directors Meeting 5/4/2010

Officers

- a. President Russ Faller- 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. Also, we have changed law firms to better deal with collections and to be more cost effective.
- b. Vice President Mike Hay- Nothing to report
- c. Treasurer Jerry Probst- As of today, Accounts Receivable is \$220,000 with 94 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 of delinquent owners upon request.
- 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 Airport Procedures manual has been revised which is easier to read and will be helpful to guests using the airport. The next major project is the preparation of the Airport Operations Manual. Also, the problem of foreign objects on the runway is being studied.
Sal DeVincenzo, Airport Manager, said that the Airport Procedures rewrite will be on the website if approved. He praised John Hamlin for his fine work on this. He also reported that he is working with the FAA on the GPS. The AWOS weather system will be on 121.725.
President Faller mentioned that animals in Windsock Park need to be on a leash. Also, please keep cars on the hard surface.
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. Having an Ice Cream Social on May 9th.
5. Legal and By-Laws Committee- No report.
6. Public Works Committee- Ray Gage, Chair, spoke about Long Range planning, the remaining phases of Seclusion and the road paving projects that will begin soon.

7. Safety and Security- Barbara Roush commented that the major issue currently is the unauthorized and dangerous use of the taxiways by autos and trucks.
8. Update Committee- Barbara Roush indicated the Update should be out shortly.
9. Community Relations- Judy Ford spoke about beautification projects at the North gate and the 4th hole. The Garden Club is donating \$1,500 for these projects.
10. General Manager-Richard Kjellstrom provided additional information about the residents past due accounts:

Bank Owned Properties	9	Liens in process	11
Bank Foreclosures in process	20	Liens in place	34
Bankruptcy	3	SC initiated foreclosures	5
Payment plans	35		

7. OLD BUSINESS

- a. Update from Airport Manager of GPS approach status and AWOS. Review and approval of Spruce Creek Airport Procedures, dated March 1, 2010. Please see above under Airport Committee. Jack Hirn moved to approve, seconded by Mike Hay, with unanimous approval.
- b. Update of paint spill 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 is reviewing the liability claim and has stated they are not liable. The Contractor's insurance company has requested the actual costs for subrogation.

8. NEW BUSINESS:

- a. Resolution to impose a \$25.00 fee for the preparation of an Estoppel Certificate. (See resolution attached). Mike Hay motioned to approve, Jerry Probst seconded with unanimous vote of the directors
- b. Variance request from Mr. and Mrs. Michael Beccario and Mr. and Mrs. Mark Lorenz, joint owners of Lot #28, 3250 Vail View Court, Spruce Creek subdivision Unit III-B, Section 1. (Attached). After much discussion Jack Hirn motioned that it be approved, Alan Baltz seconded, Joan DeVincenzo voted for, four directors voted no and the request was denied.
- c. Approval of new policy for issuance of 30 day passes. Currently, any adult resident can call either gate and request that a 30 day pass be issued to any of their visitors. (The visitor is not required to be staying at the house as a guest.) This has resulted in 355 30 day passes issued from March 13, 2010 until April 12, 2010.

It is the recommendation of the GM and Director of Security that a new rule be established:

“Effective immediately, 30 days passes are for family members only. Extended passes may be issued to visitors (non relatives) actually staying at the residence and only for the period they are at the residence. Exceptions must be approved on a case by case basis by the General Manager.”

Brent Canup made a motion, Jack Hirn seconded and the board voted unanimously to approve the rule.

- d. The Public Works Committee has decided to postpone the Eagle Lake path and swale project of \$45,000 until 2011. Replacement of existing “60” CMP Storm Water Pipes at Eagle Lake Overflow structures. The existing 2 “60” corrugated metal storm pipes have rotted out and sunk at the 2 overflow structures at the north end of Eagle Lake. It is necessary to replace the metal pipes with plastic pipes. MBV has advised that it was acceptable to “slip-line” new “36” ADS pipes inside the existing “60” and fill the voids with flowable fill.
Three bids were obtained: Hardy Construction \$9,995, Hazen Construction \$14,900, Weber Construction \$16,100.00
The Public Works Committee recommends the board approve Hardy Construction bid of \$9,995.00 as the successful bidder.
Brent Canup motioned, Alan Baltz seconded and the directors voted unanimously to approve the Hardy Construction bid.
- e. The Bowies of 1966 Country Club Drive wish to vacate the utility easement at the rear of the home. Request is attached. After discussion the action was tabled until the July meeting to allow Richard Kjellstrom to conduct further research on the project.
- f. Seclusion Phase 1 Drainage Maintenance addition to project:
A ground survey indicated that the initial plans would have to be revised to replace a existing storm water pipe and inlet system at lot # 271 on Seclusion Drive. The Public Works Committee recommends the approval of an additional \$15,800.00 to the existing Hardy Construction contract. With the delay of the Eagle Lake project of \$45,000 there is adequate reserve in this year’s budget to approve this project. Jerry Probst motioned and Mike Hay seconded with the board voting unanimously to approve the additional funding for the Seclusion Phase 1 project of \$15,800.00.
- g. At the April Board meeting, Butch Stevens presented the FOD (Foreign Object Debris) issue on the SCPOA runway and taxiway system. A group of pilots have contributed to the purchase of a blower that would be used to blow the runway FOD to the sides where the FOD could be collected with a sweeper or volunteers. In return for this gift the POA would at least weekly blow the runway and taxiways off. The blower consumes 2 gallons of gas an hour and requires very little maintenance. It must be cleaned monthly. Sal DeVincenzo, Airport Manager, asked the Board to approve this gift if the Airport Committee tests the system and gives their approval. No Board decision was made at this time.
- h. Consider and approve the employment contract for Richard Kjellstrom, General Manager of SCPOA. Jerry Probst motioned and Jack Hirn seconded with the board voting unanimously for the employment contract of Richard Kjellstrom, General Manager.

9. Adjourn by President Faller at 8:02 PM