

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

212-1 Cessna Blvd, Port Orange, FL 32128

## MINUTES, SPECIAL BOARD OF DIRECTORS MEETING

FEBRUARY 5, 2007

This Special Meeting of the Board was called to order at 7:05 pm by President Dawn Sautter. Other members present were Alan Baltz, Jack Kihm Bert Love and Tim Plunkett.

Dawn Sautter stated that the purpose of this meeting was to work on certain items of unfinished business carried over from the previous board.

1: Speed Calming Device. It was reported that Spruce Creek Boulevard East, between Slow Roll and Lazy 8 Drive has been the scene of a number speed related incidents involving damage to property and, in one instance, death of a dog. The question of how to slow down drivers on this section of road (and on other sections where speeding occurs) was turned over to the Public Works and the Safety and Security Committees.

A speed calming devices was found on the internet which appeared to have a use at Spruce Creek. The device has been used in Portland, OR and is highly recommended by that city. The device is a raised section of roadway. From the point where the road surface begins to rise to the point where it rejoins the normal height of the road is about 14 feet. The highest point of the rise is in the middle and is 3 inches. It is engineered so that cars traveling under 35 miles per hour will hardly notice the change in road level. Cars going faster than 35 MPH will notice the change—the higher the rate of speed the more the driver will feel the change in road surface level.

Both committees proposed that a single installation of the device be installed on Spruce Creek Boulevard East, at a point just about halfway between Slow Roll and Lazy 8, at a point which does not interfere with any existing driveways along that section of road. This installation is to be a test site. If it successfully slows down speeders it may be copied at other sites in the community where speeding occurs.

A **motion** was made by Alan Baltz, second by Tim Plunkett, to install a traffic calming device per the Portland, OR plans and specifications, and to use the installation as a test site to determine its effect on slowing down traffic. The motion was approved unanimously.

2: Engineering Firm. The Public Works Committee has sought to hire a qualified engineer to help with identifying and planning water management and road projects for the Fly-In. Most engineers were too busy to take on the types of simple projects we have and engineers with time told us they would get back to us in 6 months or so when their present work load permitted. Contact was made with Jerry Finley of Finley Engineering Group. Mr. Finley has done work for us in the past and has indicated a willingness to do projects for us. A meeting was held with Mr. Finley and the three prior projects identified: road drainage at Seclusion Drive at Cessna Boulevard, water management in the area of Roscoe Turn Blvd/Slow Flight Drive

draining into the retention area east of Spruce Creek Blvd just north of Roscoe Turner Blvd, and the water management problem in the area of Country Club Drive (north) to the retention pond by the 2<sup>nd</sup> hole of the golf course. The Finley Group proposes an hourly charge of \$160.00 per hour.

A **motion** was made by Alan Baltz, second by Tim Plunkett, to utilize the services of the Finley Group for the three projects. The motion was approved unanimously.

3: Jack Kihm discussed the compelling need in the community for a simply solution to develop a procedure for using “mail-in ballots” to vote on issues by the community. He spoke of the need for a simply solution to the problem in order to create a needed change as soon as possible.

Tim Plunkett suggested that the By-Laws Committee could be called together. Jack Kihm said that he had spoken with Gordon Millar who said he would help. Bert Love said that perhaps a secret ballot in an envelope with a limited proxy directing the proxy holder to turn in the ballot in the envelope might work.

Dawn Sautter appointed Bert Love and Jack Kihm to create a workgroup to draft their recommended changes and report back to the Board.

A motion was made by Tim Plunkett, second by Alan Baltz, to have Jack Kihm and Bert Love lead an ad hoc committee to rewrite that portion of the By-Laws dealing with mail-in ballots. The motion was approved unanimously.

4: Committees Membership. David Slayback, POA Manager, was directed to contact the current chairpersons of the committees and develop a list of those who will continue on their committees, and to gather names of persons who would be willing to serve on a committee.

He was also directed to run a notice on Channel 2 seeking volunteers.

5: The Board decided to continue holding their meetings on the 2<sup>nd</sup> Tuesday of each month beginning in March. A regular Board meeting for February will be set and announced shortly.

6: Spruce Creek Equities Proposal for development of land to the west of Spruce Creek Fly-In. Bert Love suggested that this Board should produce an unbiased report on the Spruce Creek Equities proposals. The report should address all of the comments and issues raised in the community, whether true or false, and the purpose should be to disseminate the true information to the community.

Dawn Sautter appointed Alan Baltz and Bert Love to begin work on such a comprehensive report.

8: Communications. It was noted that communication in the community of information, meetings, events, etc, has been lacking. David Slayback reported that the website has been taken over by the POA and that a meeting is scheduled with the Webmaster this week. In

addition we are looking at electronic signboards for both the main (North) and rear (South) gates. Such signs are lighted and would be computer controlled for the posting of messages. He also suggested that the agenda for a meeting be posted and published at least a few days prior to a meeting with the agenda identifying the main topics to be discussed at the meeting.

9: Workshops. It was pointed out that the previous program of having board workshops had not been used this past year but that the Board and the community has greatly benefited from them and they will be reinstated.

With no further business to come before the board the meeting was adjourned at 8:09 pm.

Jack Kihm, Secretary