

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.
212-1 Cessna Blvd, Port Orange, FL 32128

REGULAR BOARD OF DIRECTORS MEETING

March 26, 2007

MINUTES

1. CALL TO ORDER. The meeting was called to order by President Dawn Sautter at 4:05 p.m. Other directors present were Alan Baltz, Jack Kihm, Bert Love and Tim Plunkett. With all five board members present a quorum was declared.
2. PROOF OF NOTICE. David Slayback affirmed that this meeting had been properly noticed.
3. COMMUNICATIONS. None
4. CONSIDERATION AND APPROVAL OF PRIOR MINUTES. The minutes of the March 13, 2007 Board Meeting were reviewed. A correction was made to Section 5.3).a) at the last sentence which was corrected to read: "Their names will be passed on to the appropriate committees with copies to the Board." A **motion** was made by Tim Plunkett and seconded by Alan Baltz to dispense with the reading of the minutes and approve them with the above correction. The motion was approved unanimously.
5. REPORTS – None
6. OLD BUSINESS - None
7. NEW BUSINESS.
 1. Selection of CPA Firm to prepare 2006 Audit. Bert Love reported that three CPA firms had been asked to submit a proposal to do an audit of the POA's 2006 financial records and to prepare all necessary tax forms. Two companies, James Moore and Company (MOORE) and Bolerjack, Halsema and Bowling, P.A. (BOLERJACK) responded and he and Alan Baltz interviewed representatives of each firm.

Bert reported that MOORE specialized in Homeowners Association Accounting and he felt they are a leader in the field whereas BOLERJACK specialized in Condominium, and Time Share Accounting which is somewhat different than HOA accounting. MOORE will charge \$14,000 and BOLERJACK will charge \$9,500.

Alan Baltz reported that he felt both firms were well qualified to do the work and he felt that the savings of \$4,500 to be realized by using BOLERJACK made them the better choice.

Bert was asked to justify the additional expense of \$4,500 to use MOORE and he responded that MOORE had more experience in the HOA area and that past audits have been less than satisfactory and he wanted to make sure our accounting procedures and reports were as good as

possible and to that end he felt MOORE was better qualified. Bert said that at this point he recommended hiring MOORE for the 2006 audit but he could see that they might be engaged for perhaps 3 years.

A question was asked as to which company was better qualified to help us with any future tax problems and Bert said he believed MOORE was better qualified. Alan Baltz commented that if the POA got involved in future tax problems it would be best to hire a Tax Attorney for representation.

A **motion** was made by Bert Love and seconded by Jack Kihm to engage the CPA firm of James Moore and Company to perform the 2006 audit and prepare any necessary tax papers. The vote was 3 in favor (Love, Kihm, Sautter) and 2 opposed (Baltz, Plunkett) The motion was approved.

Dawn Sautter added the following 2 items to the agenda:

1. Mowing Contract. The Public Works Department recommends that the existing contract with the Spruce Creek Country Club be renewed for a 1 year period for a contract price of \$140,000, which is the same price as the expiring contract. A **motion** was made by Tim Plunkett and seconded by Alan Baltz to renew the Mowing Contract for \$140,000. The motion was approved unanimously.

2. Groundskeeping Contract. A Request for Proposal, detailing the scope of work to be performed, and adding in seasonal plantings which was not done in 2006, was prepared by Public Works and submitted to 4 firms. Three responded. The bids ranged from \$44,500 to \$53,000. The low bidder was Craig Baumann, our present contractor. The Public Works Committee recommends that this contract be awarded to Craig Baumann for a 1 year period. A **motion** was made by Tim Plunkett and seconded by Alan Baltz to award the Groundskeeping Contract to Craig Baumann for \$44,500. The motion was approved unanimously.

8. ADJOURNMENT.

With no further business to come before the board the meeting was adjourned at 5:10 pm.

Jack Kihm, Secretary