

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

MINUTES
BOARD OF DIRECTORS WORKSHOP
July 26, 2007

1. **CALL TO ORDER.** President Dawn Sautter called the meeting to order at 2:00 p.m. Other directors present were Alan Baltz, Bert Love and Tim Plunkett. With the 4 Directors present, a quorum was declared. Director Jack Kihm joined the meeting at 2:17 p.m.
2. **PROOF OF NOTICE.** David Slayback affirmed that this meeting had been properly noticed.
3. **PUBLIC WORKS COMMITTEE PRESENTATION.** The Public Works Committee had requested this workshop to present a report to the board detailing current year's projects undertaken, and to discuss ideas/plans and procedures for future projects. Attending from the Committee were Ray Gage, PW Chairperson, Peter Rouse, PW Manager, Art Horton, PW Technician and David Slayback, POA Manager.

Ray Gage, Chairman of the Public Works Committee, presented each board member with a copy of his written report and then read the 15 items of the report. Following the receipt of the report that workshop was opened to discussion of the reporting topics.

Tim Plunkett stated that the report was a good starter proposal toward establishing a more formal working relationship between the Board, the POA Manager and the Public Works Committee. The step that a problem had been identified was the first positive step in correcting public works issues.

Bert Love submitted a "Public Works Planning" procedure describing the Board's responsibilities toward maintenance, repair and replacement of association assets and identifying a number of steps which ought to be followed in developing and approving Public Works projects. The document also identified the role of the Budget and Finance Committee in Public Works project planning, and, lastly, identified some of the prerequisites necessary for any planning of a Public Works Department within the community. (The planning of a Public Works Department was contained in his memorandum but it was not discussed.)

It was noted that a substantial portion of the Public Works effort is devoted to repair and maintenance of the Water Management System of Spruce Creek. Reference was made to the actual Water Management Plan of Spruce Creek which was approved by the Volusia County Council in 1983.

There was general discussion of a number of the projects being worked on.

The Board asked that the PWCommittee report to the Board at its August meeting (1) a prioritization of the projects currently being planned and (2) information from the engineers about

the road project at Seclusion Drive and Cessna Blvd. It is hoped that bids from the engineers will be available for the August 14, 2007 Board Meeting.

Edgar Stegman, 1908 Seclusion Drive, requested Public Works to evaluate a drainage problem at the south portion of Seclusion. Stagnant water remains in his swale even during dry periods. The POA cleaned the swale years ago and it has been a problem since that time.

Gordon Millar, 1840 Wiley Post Trail, requested the POA review the use of pyramid type concrete blocks in the grass along the edges of roadways. He felt they presented a safety concern as more than one car has gone off the road and over the blocks and damaged the car tires.

With no further discussion the workshop was adjourned at 3:30 p.m.

Jack Kihm, Secretary

9. ADJOURNMENT – with no further business to come before the board the meeting was adjourned at 8:44 p.m.

Jack Kihm, Secretary