



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

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

**APPROVED**  
**Regular Board Meeting**  
**Tuesday, July 13th, 2010**  
**7:00 PM**  
**SCPOA Hangar**

1. Call to Order: President Russ Faller called the meeting to order at 7:00 p.m. at the SCPOA Hangar. Other Directors present: Jerry Probst, Joan DeVincenzo, Jack Hirn, Alan Baltz, and Mike Hay. Brent Canup was absent. A quorum was declared.
2. Proof of Notice of Meeting: Richard Kjellstrom, General Manager, affirmed that the proper notice of the meeting had been posted.
3. Communications- letter from Conrad Yelvington re: portable office and signage at his commercial hangar.
4. Approval of Prior Minutes:  
Regular Board Meeting – The Minutes of the May 4<sup>th</sup> meeting were presented: Mike Hay moved for approval, Joan DeVincenzo seconded and the minutes were approved unanimously.
5. Open Forum:
  - a. Jack Grainger, 1826 Spruce Creek Blvd., commenting that the Board of Directors should send a letter to the Sheriff thanking him for his service and asking him to make deputies available during the morning and evening rush hours.
  - b. Bob Colgan, 2125 Springwater, commented that the front sign is not easy to read and should use every other line.
  - c. Gary and Suzi Yelvington, 2870 Rickenbacker Trail, wanted to discuss some questions about the Architecture Review Committee review of their proposed new home on Rickenbacker. They were asked to resubmit it to the ARC.
  - d. Marianne Defossey of 1881 Spruce Creek Blvd., commented about Barbara Roush leaving as Editor of the Update Magazine. President Faller indicated that the board was saddened by Ms. Roush's departure.
  - e. Harry Ohanian of 2720 Autumn Leaves Drive, wanted to see if there was interest in developing a lawn bowling facility by the Big Tree. President Faller asked Mr. Ohanian to prepare a proposal with costs.
  - f. Dave McCarthy, 3252 Vail View Drive stated that communication is lacking in the community and the website needs revamping. He stated he would be happy to help a committee to work on this.
6. Reports:  
Officers
  - a. President Russ Faller-commented that there is a group of Spruce Creek Country Club and Spruce Creek Property Owners working together to determine the feasibility of combining the two organizations. Also, the 2010 road work is completed, the drainage projects completed are working well, and the cameras have been helpful in

identifying some lawbreakers.

- b. Vice President Mike Hay- No report
- c. Treasurer Jerry Probst- As of today, Accounts Receivable is \$189,000 with 68 open accounts. In May, we had \$220,000 in AR with 94 open accounts; progress is being made.
- d. Assistant Treasurer Alan Baltz- No report
- e. Secretary Jack Hirn- No report
- f. Director Joan DeVincenzo- No report
- g. Director Brent Canup- Not present

#### Committees

- 1. Airport Committee- Bob Spillman, Chair- No report  
Sal DeVincenzo, Airport Manager- No report
- 2. Architectural Review Committee- No report
- 3. Budget and Finance Committee- No report
- 4. Children's Recreation Committee- No report
- 5. Legal and By-Laws Committee- No report.
- 6. Public Works Committee- Ray Gage, Chair-2010 road work is complete. 2010 drainage is mostly complete. The PW committee is working on the 2011 projects plans. Barbara Clark is recommended to join the PW committee.
- 7. Safety and Security-No report
- 8. Update Committee- Looking for an editor
- 9. Community Relations- No report

General Manager: No report

- 7. Old Business:
  - a. Update from Airport Manager of GPS approach status and AWOS. No report.
  - b. Update of paint spill on Country Club and Rickenbacker. The Contractor's insurance company issued a check for the damage.
  - c. The Bowies of 1966 Country Club Drive wish the SCPOA to vacate the utility easement at the rear of home. GM R Kjellstrom reports. The pool extends slightly into the

easement. Multiple neighbors have already adjusted the easements on their lots by filing the proper legal documents. Jerry Probst moved for approval and Jack Hirn seconded and the board voted unanimously to approve the request. The proper legal documents will then have to be filed by the Bowies and legally recorded.

- d. Review of 2010 Public Works Projects. Attached.
  - e. 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. The Airport Committee has recommended to the Board to accept the donation and maintain the blower as a POA asset. Mike Hay moved to accept the donation and maintain the blower, Alan Baltz seconded and the board voted unanimously to approve the request.
8. New Business:
- a. Appoint new members to the Architecture Review Committee: David McCarthy and Pete Austen. Jack Hirn moved to appoint the new members, and Jerry Probst seconded with the board approving unanimously.
  - b. Appoint Barbara Clark to the Public Works Committee. Mike Hay moved to appoint Barbara Clark, Jack Hirn seconded and the board approved unanimously.
  - c. Appoint Pat Corbett as acting Chair to the Safety and Security Committee. Jerry Probst moved to appoint him as acting Chair, Jack Hirn seconded and it was approved by the board unanimously.
  - d. 2011 Proposed Road and Taxiway Program: The Public Works Committee recommends to the BOD to approve a proposal from MBV for engineering in the amount of \$19,400 plus expenses based on \$350,000 proposed reserve expenditure. (attached) Jerry Probst moved to approve this expense from existing budgeted funds, Jack Hirn seconded and the board approved unanimously.
  - e. Re: the letter from Conrad Yelvington, the ARC voted to have the small portable office permitted by Volusia County and meet county building standards and the small reserved parking signs be removed. The BOD is asked to review the sign issue and make a determination. Jack Hirn moved to allow the parking signs, but that the request for the trailer be submitted to the SCPOA ARC for their approval. Jerry Probst seconded and the board unanimously approved.
9. Adjourned at 7:42 p.m. with the next Board of Directors meeting to be held September 7, 2010 at 7:00 p.m. at the SCPOA board room (hanger).

Jack Hirn, Secretary

