

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

**MINUTES**  
**REGULAR BOARD OF DIRECTORS MEETING**  
March 27, 2008

1. **CALL TO ORDER.** President Russ Faller called the meeting to order at 7:04 p.m. Other directors present were Mike Hay and Jerry Probst. Bert Love was absent. Jack Kihm had another engagement. With three board members present a quorum was declared.
2. **PROOF OF NOTICE.** David Slayback, POA Manager, confirmed that proper notice had been posted.
3. **COMMUNICATIONS:** None
4. **MINUTES:** The minutes of the February 25, 2008 board meeting were presented for approval. Without objection the minutes were accepted as presented.
5. **OPEN FORUM:** Joan Dufton requested that the Board make regular reports on the financial matters of the association, including the status of collections and liens. Mr. Probst responded that he had already had a meeting with the association accountant and had a meeting scheduled for the following week with the auditor.

Mr. Probst reported that as of December 31, 2006, the assessment receivables due the association were approximately \$85,000 with a net of \$49,000 and as of December 31, 2007 the assessment receivables due the association were approximately \$159,000 with a net of \$46,000 following a reserve increase. The Budget and Finance Committee is to get involved in this matter at its meeting on April 23, 2008.

Bruce Alter stated that the RV Storage Area, compared with the Children's Playground, is a mess with overgrowth of weeds and that it against needs a good cleaning. He felt the area ought to be expanded. Mr. Faller responded that the SCCC would be directed to clean up the area and keep it cleaned up.

6. **OLD BUSINESS:**

1. **SLAYBACK CONTRACT.** Snell Legal has drafted a new contract for the continued employment of the POA Manager. The new contract will extend for a period of 15 months, until June 30, 2009. The purpose of this date is to give the next board ample time to review the manager's performance before the contract is up for renewal. The old contract had required 120 days notice to terminate but the new contract requires 90 days.

A motion was made by Mike Hay, second by Jerry Probst, to accept the new contract as presented except for 2 modifications to paragraph "O" to change the name from Audit Committee to Budget and Finance Committee. The motion was approved unanimously.

2. **CONFIRM JANUARY WAGE INCREASES.** Mr. Probst informed the board that

notwithstanding the criticisms levied against members of the board for changing the scheduled wage increase dates from the employee's employment anniversary date to January 1 of each year, the change which was implemented this past January 1 actually had almost no financial impact on the budget. He stated that he had done a thorough analysis of each employee who had been scheduled for a wage increase on their anniversary date and he determined that 3 employees actually got their increases early, 1 employee was late and 1 was due on January 1. The net results of these "early" and "late" increases was a total cost to the association of \$47.00.

Mr. Probst continued that he felt it to be good business policy to have raises effective at the start of a new budget (so that raises could be funded in the budget) and that employee reviews would all be performed by the end of the year so as to be used in the consideration of January 1 increases.

Mr. Probst presented the following resolution: **Resolved**, that pay raises for all employees be effective as of January 1, 2008; resolved further that the pay raises for the Property Manager and Director of Security are 8%, as already provided for in the 2008 budget. The resolution was adopted unanimously.

7. NEW BUSINESS:

1. REPAIR OF SWALE FROM ROSCOE TURNER BLVD ALONG EAST SIDE OF SPRUCE CREEK BLVD NORTHWARD PAST 3 HOUSES TO LAKE 32.

Public Works presented 2 bids it had received (a 3<sup>rd</sup> company invited to bid did not submit a bid) for the swale work defined. The swale running from the north edge of Roscoe Turner Blvd northward along the east side of Spruce Creek Blvd will be repaired, and refurbished. Catch basins will be installed and connected by piping so as to move the water to the retention pond located just northward of the 3 houses on the east side of Spruce Creek Blvd. The low bid came from Hardy Construction, at \$15,600 and the Public Works Committee recommended acceptance of the bid. The work will commence in early April. A **motion** was made by Jerry Probst, second by Mike Hay, to accept the bid of \$15,600 from Hardy Construction. The motion was approved unanimously.

2. REPAIR DAMAGED SIDEWALK ALONG EAST SIDE OF SOUTH CREEK BLVD BETWEEN THE MAINTENANCE SHOPS AND THE CHILDREN'S PLAYGROUND.

The Public Works Committee presented 2 bids (a 3<sup>rd</sup> company invited to bid did not submit a bid) to repair the damaged sidewalks. The low bid came from Hardy Construction, at \$3,500.00 and the Public Works Committee recommended acceptance of the bid. The work will commence in Early April. A **motion** was made by Mike Hay, second by Jerry Probst, to accept the bid of \$3,500 from Hardy Construction. The motion was approved unanimously.

8. ADJOURN: With no further business to come before the board, on motion made and seconded, with no dissent, the meeting was adjourned at 7:39 p.m.

Mike Hay, Secretary