

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

MINUTES
REGULAR BOARD OF DIRECTORS MEETING

November 6, 2008

1. CALL TO ORDER. President Russ Faller called the meeting to order at 7:01 p.m. Other directors present were Mike Hay, Jerry Probst and Jack Kihm. Bert Love was absent. A quorum was declared.

2. PROOF OF NOTICE. David Slayback, SCPOA Manager, affirmed that proper notice of the meeting had been posted.

3. COMMUNICATIONS:

1. POA Manager Slayback reported that the legal questions involving the Tailwind Subdivision have been resolved. Set back requirements on the 4 residential lots have been agreed to with Volusia County. At least 1 owner is working on plans to construct a home.

4. MINUTES: The minutes of the October 14 2008 meeting were presented. A **motion** was made by Jerry Probst, seconded by Mike Hay to accept the minutes as presented. The motion was approved unanimously.

5. OPEN FORUM:

1. Al Brillaud reported that he had seen an FP&L crane truck use the bridge. Keith Sprague, Captain of Security, responded that he had the identification of the truck and was handling with FP&L to remind them of the prohibition on use of the bridge.

2. An owner asked how a service vehicle can enter Spruce Creek after hours. He was informed that the South Gate has its own hours and that, in an emergency, the Security Department will open the back gate after normal hours.

3. An owner questioned the plans for correcting Roscoe Turner Trail road problems. Russ Faller responded that the Board is reviewing plans for repairs and maintenance of all roads in Spruce Creek.

6. REPORTS:

OFFICERS:

Treasurer, Jerry Probst, reported on the status of collections. There are approximately 42 owners who together owe approximately \$138,000. Liens have been filed against all owners and notices that the POA may institute a Lien Foreclosure action have been sent to those owners whose properties are not already in a foreclosure action by their mortgagee.

COMMITTEES:

AIRPORT COMMITTEE: Al Brillaud and Mike Kelly reported that the committee is looking at Safety concerns within the airport

ARC: No Report

BUDGET AND FINANCE: reported by Jerry Probst previously above.

CHILDREN'S RECREATION: No report.

COMMUNITY RELATIONS: None.

LEGAL & BY-LAWS: Michael McDermott reported the committee is working on revisions to the By-Laws.

PUBLIC WORKS: Ray Gage reported (1) the Windsor Court wall painting project is nearing completion, (2) The engineering firm, MBV Engineering, has about completed the 5 year Road Maintenance plan, (3) Work on the Lear Bridge will begin in a week or so, (4) The notice sign from the front gate has been installed at the South Gate, (5) Final plans and securing of equipment is underway for installation of the Airport Camera Security System.

SAFETY & SECURITY: Joan Dufton reported the committee is updating the rules and regulations published in the Directory. She also reported that there have been some entries and robberies of homes with doors left open. She requested that OWNERS BE ALERT TO STRANGERS AROUND THEIR NEIGHBORHOODS AND REPORT UNUSUAL ACTIVITY TO THE NORTH GATE SECURITY OFFICE OR THE VOLUSIA COUNTY SHERIFF.

UPDATE: No Report.

MANAGER'S REPORT: Slayback reported that we are entering our "busy" season, that our winter people are notifying the office of their return and of any problems they have noted on their return. In addition, this is the time of year that the Budget and Finance Committee works on the budget for the next year, and that the office prepares for the Annual Meeting and election.

7. OLD BUSINESS: None

8. NEW BUSINESS:

1. CONSIDER AND APPROVE FUNDING REQUEST FOR ENGINEERING DESIGN TO IMPROVE WATER MANAGEMENT DRAINAGE ON SLOW FLIGHT DRIVE TO LIMA TAXIWAY TO RETENTION LAKE AT END OF RUNWAY 23. A **motion** was made by Jerry Probst, second by Mike Hay, to authorize the expenditure of \$6,900 to MBV Engineering to create the necessary engineering designs to correct this Water Management System problem. Following brief discussion, the motion was approved 3-1 (Dr. Kihm abstained).

2. CONSIDER AND APPROVE PRELIMINARY FUNDING FOR PROJECTS TO PULVERIZE AND PAVE CERTAIN ROADS IN SPRUCE CREEK AND TO "SEAL COAT" CERTAIN ROADS AND TAXIWAYS IN SPRUCE CREEK AND TO AUTHORIZE THE PUBLIC WORKS DEPARTMENT TO SOLICIT BIDS FOR THE WORK. A **motion** was made by Mike Hay, second by Jerry Probst to approve this request. The motion was approved 3-1 (Dr. Kihm votes against).

3. CONSIDER AND APPROVE GROUNDS MAINTENANCE CONTRACT FOR 2009. Four bids were received. The low bidder was Tuff Turf which bid \$44,400 for the contract. The Public Works Committee recommends acceptance of the Tuff Turf bid. A motion was made by Jerry Probst, second by Mike Hay, to accept the Tuff Turf bid of \$44,400 for the 2009 Groundskeeping contract. The motion was approved 3-1 (Dr. Kihm voted against).

4. CONSIDER AND APPROVED "FINAL PROPOSED 2009 BUDGET" FOR DISTRIBUTION TO THE SCPOA MEMBERSHIP. POA Manager Slayback presented the proposed 2009 Budget to the Board, and the association members in attendance. He talked about increases and decreases in the various sections of the operating budget, and about a 3 year plan for expenditures for roads and water management projects from the reserves budget. A **motion** was made by Mike Hay, second by Jerry Probst to accept the proposed budget, with an adjustment to line item 1360, for mailing to the membership. Dr. Kihm requested to read a letter from Bert Love into

the record but President Faller denied the request. Dr. Kihm then made some personal comment that we are in tough financial times, that we are in either a recession or depression and that the POA should determine what income it can generate and create a budget around this number. The motion was approved by a 3-1 vote (Dr. Kihm voted against.)

Mr. Probst stated that this budget had been prepared primarily by Mr. Slayback, as POA Manager. He has to live within the budget which is approved and should have primary responsibility for creating the budget. The Budget and Finance Committee aided Mr. Slayback in this budget preparation process.

(Mr. Faller added an item to the agenda).

4. Appointment to ARC Committee. Mr. Faller said there have been 2 resignations from the Architectural Review Committee. He requested approval of the appointment of Scott Seagrave to be Chairperson of the committee. A motion was made by Jerry Probst, second by Dr. Kihm to approve Scott Seagrave as chairperson of the ARC. The motion was approved unanimously.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:47 p.m.

Mike Hay, Secretary