

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

MINUTES REGULAR BOARD OF DIRECTORS MEETING

February 10, 2009

1. **CALL TO ORDER.** President Russ Faller called the meeting to order at 7:05 p.m. Other directors present were Joan DeVincenzo, Mike Hay, Jack Hirn and Jerry Probst. With all board members present 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. Dawn Sautter wrote a letter requesting information about the Eagles Crest Condominium Association assessments from the SCPOA. The Manager has already responded in writing.

2. Gordon Millar wrote a letter relating the history of the Spruce Creek Country Club. Mr. Faller acknowledged the letter and thanked Mr. Millar for the time he took to write this very information and helpful letter.

4. **MINUTES.:**

1. The minutes of the 1/13/09 Board meeting were presented. On motion by Jerry Probst, with second by Joan DeVincenzo, the minutes were approved unanimously.

5. **OPEN FORUM.**

1. Ellie Murray asked if the letter from Gordon Millar could be circulated. Mr. Millar approved and Mr. Faller said the letter is available thru the SCPOA office.

2. Bonnie Roberts commented that she has heard rumors the board is considering renovation of Windsock Park. She questioned any outlay of funds by the POA for sod for the area. Mr. Faller said no sod will be put in a POA expense.

3. Judy Ford reported too many people are not cleaning up after their pets, and particularly in the Children's Playground area. Mr. Faller said that Public Works is in process of installation disposal cans and free pick-up bags around the community, including the Children's Playground.

6. **REPORTS.**

President-Russ Faller thanked all those who contributed to the success of the recent Annual Meeting. He said that the Proxy Form used for the meeting was confusing and it needed a rewrite before being used again. Lastly, he said the Annual Meeting was good, and that a great deal of needed work was accomplished in 2008.

Vice President-No Report

Secretary-No Report

Treasurer-Jerry Probst reported on the status of collections of POA assessments. As of 2/10/09 there is an unpaid balance due of \$551,000 for current and past year assessments, which means that about 25% of assessments remain uncollected at this time. There are 319 owners in arrears. By contrast, as of 12/31/08 there was a total of approximately \$130,000 due from 37 owners. Assessments were due and payable 1/1/09 but not considered past due until 1/31/09.

Mr. Probst presented the following **motion** to establish a deadline of February 28, 2009 for payment of all POA Assessments:

1. That, if payment is not received by February 28th, the POA will post a list of all delinquent property owners on March 2, 2009. This list will include the name, address and amount owed for each delinquent owner. The information will be posted on a bulletin board outside the POA office, next to the front door. (The location of the posting was subsequently changed to be inside the POA office where it would only be available to SCPOA Members.) The information will be updated on a daily basis.

2. In addition, that all property owners with delinquent accounts as of February 28, 2009 have their RFID privilege suspended until payment of their association dues are received in full. Owners without RFID privileges will be required to request, from the guard on duty, a daily pass to assess their property. The motion was seconded by Mike Hay and approved unanimously.

Mr. Probst stressed the importance of collections, saying that if the POA cannot collect outstanding balances, or they cannot be brought down to reasonable levels, the POA will have no choice but to curtail expenditures for services and operations.

Mr. Faller commented that more stringent measures have been looked at. He also requested that notice of this action be posted on Channel 2.

With the concurrence of the board, Mr. Faller appointed Jack Hirn as board liaison to the Airport Authority Committee, and Joan DeVincenzo as board liaison to the Children's Recreation Committee and to the Community Relations Committee.

With further concurrence Mr. Faller removed Joan DeVincenzo and Jack Hirn from the Budget and Finance Committee because 2 other board members already serve with this committee.

7. OLD BUSINESS – NONE

8. NEW BUSINESS.

1. CONSIDER AND APPROVE A WATER MANAGEMENT PROJECT TO ALLEVIATE FLOODING CONDITIONS ON CLUBHOUSE DRIVE BY REPAIRING THE DRAINAGE CHANNEL LEADING TO LAKE #3 (AT THE END OF RUNWAY 5). The bid cost for this work is \$6,540.00. A **motion** was made by Joan DeVincenzo, second by Jerry Probst to approve this request. The motion was approved unanimously.

2. CONSIDER AND APPROVE WATER MANAGEMENT PROJECTS AT DORAL DRIVE AND THE UPPER PORTION OF ROSCOE TURNER TAIL TO SEAL LEAKING AND/OR BROKEN PIPE JOINTS. The bid cost for this work is \$18,000. A **motion** was made by Jack Hirn, second by Mike Hay, to approve this request. The motion was approved unanimously.

3. CONSIDER AND APPROVE A CONTRACT WITH MBV ENGINEERING TO PROVIDE ALL ENGINEERING SERVICES INCIDENTAL TO PHASE II OF THE ROADS RENOVATION PROJECT. THIS CONTRACT SETS A FLAT PRICE FOR THEIR WORK ON THIS PHASE OF THE OVERALL PROJECT. The maximum contract cost will be set at \$24,900. A **motion** was made by Jerry Probst, second by Joan DeVincenzo to approve this request. The motion was approved unanimously.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:05 p.m.

Jack Hirn, Secretary