

# SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

## MINUTES REGULAR BOARD OF DIRECTORS MEETING

March 10, 2009

1. CALL TO ORDER. President Russ Faller called the meeting to order at 7:00 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 - None

4. MINUTES.:

1. The minutes of the 2/10/09 Organizational Meeting of the new Board of Directors were presented. A **motion** was made by Jerry Probst, second by Joan DeVincenzo to approve the minutes as presented. The motion was approved unanimously.

2. The minutes of the 2/10/09 Regular Board Meeting were presented. A **motion** was made by Mike Hay, second by Jerry Probst to approve the minutes as presented. The motion was approved unanimously.

5. OPEN FORUM. No owners rose to address the Board.

6. REPORTS.

President–Russ Faller spoke to the subject of unpaid SCPOA assessments. He said that at the February 10 meeting the Board had approved the deactivation of RFIDs of association members who have not paid their assessments, or who have not made a payment arrangement with the manager. He said that the deactivation policy has encouraged a number of people to pay and there have been only a few confrontations between owners and our security personnel. Mr. Faller continued that the Board and the Budget & Finance Committee are working to reduce costs where appropriate and this effort will continue.

He reported that members of the Board have received complaints about funding of the Children’s Recreation Committee in the 2009 Budget of \$8,000.00. He suggested that the Board consider a proposal to reducing the maximum funding level and suggested that the Board approve to fund up to \$4,000.00 in matching funds for contributions received by the Children’s Recreation Committee. Mr. Probst made a **motion** to change the 2009 Budget funding of the Children’s Recreation Committee to a sum of not more than \$4,000 in matching funds to contributions obtained by the committee. Mr. Hay seconded the motion, and asked for clarification of whether funds already received by the committee would constitute funding for which the SCPOA would contribute matching funds. He was assured that funds to be matched are those to be prospectively collected by the committee, and not funds they have in their account from prior years. The motion was approved unanimously.

Mr. Faller also reported that the Public Works Committee is being careful to proceed only with necessary projects.

Lastly, there are scheduling conflicts within the Board for the scheduled April 14 Board meeting. With no objection, the April 14 meeting is moved to April 7.

Vice President-No Report

Secretary-No Report

Treasurer-Jerry Probst continued with information about collections of assessments. He reported that as of 2/10/09 the outstanding balance due from assessments was \$551,000. Following substantial hard work by staff and the deactivation of RFIDs of owners delinquent in their payments of assessments, the outstanding balance as of 3/10 is \$257,363. He represented some statistics as follow:

There are 34 owners who owe for 2009 as well as prior years. They owe \$152,013.

There are 52 owners who have made no payment for 2009. They owe \$71,320.

There are 42 owners who have made partial payments under a payment plan for 2009. They owe a Balance of \$34,030.

The Budget & Finance Committee has agreed that as of 4/7/09 all owners who have not paid, or made payment arrangements with the Manager to pay, any portion of their 2009 assessments will receive a Notice of Intent to Lien their property.

#### COMMITTEES

Airport Authority. Mike Kelly reported that Wings and Wheels will again contribute \$500 to Children's Recreation, and Kohls Department Store has said they will also contribute \$500.00. Mr. Kelly asked for approval of 3 new members to the Airport Committee:

Fred Schreyver, Al Ullrich and Rick Weiss. A Motion was made by Jack Hirn, second by Jerry Probst, to approve these three members for the Airport authority. The motion was approved unanimously.

ARC. No report. The committee needs 2 or 3 additional members.

Budget & Finance. Ellie Murray said that the committee needs at least 2 new members to replace two former committee members who successful ran for the board. She reported that the Budget and Finance Committee recommends to the Board that further actions be considered to enforce collections, possibly including restrictions on use of the airport, which is community property.

Children's Recreation. Sharon Goldish is the new Chairperson of this committee. The committee has expanded with the addition of 2 couples which recently moved into the community and who volunteered to help because they want to support the committee for the sake of their young children. The next event of the committee is the Easter Egg Hunt on April 11. It will start at 9:30 a.m. at the Children's Park.

A **motion** was made by Joan DeVincenzo, second by Jerry Probst to approve Sharon to be committee Chair and the addition of the new members. The motion was approved unanimously.

Community Relations. No Report

Legal & By-Laws. Michael McDermott reported that the committee has received several communications from association members presenting ideas for inclusion in the revisions to the

Covenants and Restrictions and the By-Laws. The committee is reviewing and researching each idea and is continuing its work.

Public Works. Art Horton reported that PWC is currently replacing all of the corrugated piping beneath the roads which are to be reclaimed in the road project slated to being in April this year. These pipes are some 25 years old, deteriorated and rusting. He stated the PWC determined it is better to replace them before the new roads are installed rather than have to dig up part of the new road later to replace the failed pipes. He also reported that PWC is developing a prioritization list of all currently proposed projects for future submission to the Board.

The airport security camera system is in the final stages of installation. Two cameras will also be installed at the Children's Park to help reduce vandalism in the area.

Safety and Security. Barbara Roush reported that Joan Dufton has stepped down as chair and has resigned from the committee to pursue other challenges. (Russ Faller said that she is running for the Board of the Country Club.) Barbara has been proposed to be the new Committee chair.

Barbara reported that the committee is looking into how our lakes are used, and at the use of the taxiways by heavy vehicles and semi-trailer trucks.

A **motion** was made by Jerry Probst, second by Joan DeVincenzo, to approve Barbara Roush as Committee Chair. The motion was approved unanimously.

Update Committee. Russ Faller noted that Lorraine Wahl has been planning to step down as Chair of this committee and has agreed that she and Barbara Roush be Co-Chairs of the committee. Mike Hay asked Barbara about the arrangement with the printer. Barbara responded that the printer is a member of the SCPOA and the arrangement is that he contributes the color pages in the magazine and the Update pays for the Black & White pages. The printer mails the magazine to each POA member.

A **motion** was made by Mike Hay, second by Jack Hirn to approve Lorraine Wahl and Barbara Roush to be Co-Chairs of the Update Committee. The motion was approved unanimously.

MANAGER. – No Report.

7. OLD BUSINESS – NONE

8. NEW BUSINESS.

1. CONSIDER AND APPROVE REPLACEMENT OF CONCRETED STORMWATER FLUME ON THE NORTHEAST SIDE OF THE LEAR BRIDGE AND REPAIR WASHED AWAY AREA BENEATH THE NORTH END OF THE BRIDGE CAUSED BY FLOODING FROM TROPICAL STORM FAY LAST YEAR. THE FIRM BID COST IS \$6,580.00

A **motion** was made by Jerry Probst, second by Mike Hay, to approve this project at the cost of \$6,580. The motion was approved unanimously.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 7:52 p.m.

Jack Hirn, Secretary