

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

212-1 Cessna Blvd, Port Orange, FL 32128

## **MINUTES WORKSHOP - BOARD OF DIRECTORS**

March 30, 2009

1. **CALL TO ORDER.** President Russ Faller called this workshop to order at 10:33 a.m. Directors Russ Faller, Joan DeVincenzo, Mike Hay, Jack Hirn and Jerry Probst were present. Also present were David Slayback, SCPOA Manager, Ray Gage, Chairperson Public Works Committee and Art Horton, Public Works Superintendent.

Owners Sal DeVincenzo (Airport Manager) and Carol Foley sat in for part of this workshop.

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

3. **WORKSHOP DISCUSSION OF PROPOSED 2009 STORM WATER AND ROADS PROJECTS.**

Slayback opened the workshop by explaining that this was a Workshop, that the Storm Water management and Roads Projects would be presented and discussed but that no decisions or votes will be made at this meeting. Proposals for action will be presented to the Board at its April 7, 2009 regular meeting.

Art Horton presented 5 projects under consideration by the Public Works Committee.

**PROJECT 1.** A project to remove and replace a 52" corrugated steel culvert beneath the north end of South Creek Blvd, just south of where it intersects with Spruce Creek Boulevard (by Woodside Condominiums).

This pipe is not shown on available plans for the roads in that area but it was found thru visual inspection of the area in anticipation of the South Creek Blvd. Reclamation project. The pipe is rotted and is collapsing and must be replaced. Prudently, it needs to be done before the reclamation work is begun.

Hardy Construction was low bidder for a very similar project and his bid for this project is very similar to his prior bid, and he work is excellent. The bid cost for this project is \$25,240.

Slayback requested that the President of the Board poll the board after this meeting. If he gets an affirmative polled vote, Hardy can be given a prompt go-ahead to get this work started before the road reclamation project begins in this area. This item will be on the agenda for ratification at the April 7, 2009 regular board meeting.

2. Horton presented 3 additional Storm Water Management projects for consideration.

PROJECT 2: A project to redo the swales and culverts of all properties on the north side of Slow Flight Drive, the north section of Roscoe Turner Trail between Slow Flight Drive and Spruce Creek Blvd, and the west side of Spruce Creek Blvd northward about 3 lots to join the culvert beneath Spruce Creek Blvd which joins the retention pond on the east side of Spruce Creek Blvd.

Over the years different contractors have altered the swales and culverts in this area and the result is that storm water does not flow to the retention pond as it is supposed to. The result is flooding on Slow Flight Drive in the areas of Lindberg Lane and Wright Drive.

Project 2 is the west end of Slow Flight Drive, to move the “flooding” water to Taxiway Lima and thence to the dry lake area at Runway 23. The Taxiway Lima swale runs uphill and needs to be regarded to move the water down hill to the dry lake. The lake itself needs to be cleaned of accumulated debris and deepened to hold additional water for percolation.

These 2 projects are “joined” because the fill from deepening the dry lake will be used to bury the new culverts and level the yards of the houses impacted by Project 1.

PROJECT 4 A project to install in-ground catch basins and piping to move accumulated water from the area in front of 100 Cessna Blvd and the properties along the east side of Beech Blvd to the retention pond between Beech Blvd and Aces Alley.

Projects 2 and 3 were bid separately and together. The bid cost is	\$234,000.
Project 4 was bid separately at a bid cost of	\$ 32,133.
The nature of these projects precludes a “firm” bid price so Public Works has added a 10% contingency to the cost:	\$ 23,400.
The total cost for all 3 projects is	\$289,533.

Projects 2 and 3 are tied to an additional roads restoration proposal, to be discussed next, and if the road work is approved, these two storm water management projects need to be done first.

The Public Works Committee will request approval of projects 2-4 by the Board at its Regular 4/7/09

PROJECT 5. A project to do a portion of the roads enumerated in the 2009 Roads Projects to take advantage of the substantially reduced pricing available at this time to the POA.

As has been previously discussed at board Meetings and particularly at the January 6, 2009 Special Board Meeting, the POA is in a position to take advantage of the lower road reclamation costs contracted for the 2008 Roads Project by adding a portion of the roads from the 2009 Roads Project.

Specifically, Public Works recommends that the following roads be removed from the 2009 Roads Project and placed in the 2008 Roads Project. All contractors involved in the 2008 roads project have confirmed that the original pricing bid for the 2008 roads project will apply to the additional roads moved to the 2008 roads project. Thus, the SCPOA can take advantage of the cost savings to get more work done.

Slow Flight Drive, Roscoe Turner Trail, Wright Drive, Lindberg Lane and Wiley Post Trail	\$272,337
Beaver Creek Drive, Vail View Drive, Steamboat Ridge Rd and Steamboat Ridge Ct.	\$151,055
Less: credit for savings on mobilization	<u>(\$ 5,000 )</u>
Total for Both areas	\$418,392

A Cash Flow analysis was made by Mr. Probst (Treasurer) of current reserve account balances, and their projected balances if the recommended projects are approved and funded. It was his conclusion that the funding of the drainage projects and additional roads projects would leave an adequate reserve fund balance at the end of 2009.

Mr. Hay has analyzed the Cash Flow Reserve Plan of the 2009 Dreux Isaacs Reserve Study and reported that these additional projects are within the scope of the Reserve Study.

Mr. Slayback requested that the President of the Board poll the board after this meeting. If he gets an affirmative polled vote for Projects 2-5, Hardy, as low bidder, can be given a prompt go-ahead to get work started on Projects 2-4 before the road reclamation project begins in this area. The companies doing the roads work can also be notified of approval so they can schedule this additional work. These items will be on the agenda for ratification at the April 7, 2009 regular board meeting.

During this workshop various board members asked questions about the projects and responses were given.

The workshop concluded at 11:25 a.m.

Jack Hirn, Secretary