

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

MINUTES REGULAR BOARD OF DIRECTORS MEETING

April 7, 2009

1. **CALL TO ORDER.** President Russ Faller called the meeting to order at 7:02 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. A letter was received in mid-February from Mary Ann Singer, President of the Spruce Creek Garden and Nature Club. By an oversight, the letter was not recognized at the March Board meeting, but was received at this board meeting. The letter deals with maintenance of Windsock Park and was referred to Public Works which would be involved in any proposals concerning maintenance or improvements to Windsock Park.

2. A letter was received April 7, 2009 detailing an owners problems with a group of young people and how his complaints to Security were handled. The letter was referred to the POA Manager and the Director of Security.

4. **MINUTES.:**

1. The minutes of the 3/10/09 Board Meeting were presented. A **motion** was made by Jerry Probst, second by Jack Hirn to approve the minutes as presented. The motion was approved unanimously.

2. The minutes of the 3/30/09 Board of Directors Workshop were presented. A **motion** was made by Jack Hirn, seconded by Mike Hay, to approve the minutes as presented. The motion was approved unanimously.

5. **OPEN FORUM.** The following owners rose to address the Board.

1. Dick Bicknell suggested that a better procedure for noticing meetings to the community should be utilized. Slayback responded that notice are posted on the office door, the signs at both gates, and thru an e-mail arrangement which owners may sign up for on the SCPOA.com website.

2. Tom Evernham commented that the large directional signs for trucks, located outside the north gate and at the tri-corner of the north gate road and Spruce Creek Boulevard, constituted an eyesore and should be replaced. He also commented on the use of red pylons at the RFID lane of the north gate, directing cars to the right side of the entry lane so that the RFID reader can identify the vehicle and open the gate. Tom feels the RFID reader should be adjusted to read the RFIDs in a car whether on the left or right side of the lane. Keith Sprague, Director of Security, said that the gate company has tried several times, unsuccessfully, to adjust the reader. Russ Faller said that a planter is being planned to replace the pylons, along the left side of the RFID lane.

3. Gordon Millar commented that “workshops” are a very important management tool for the board, and they ought to hold more of them. He also reported a neighbor no longer maintains his shrubbery or lawn and the yard detracts from the neighborhood.

4. Gilles Gallant asked why manholes on Country Club Drive are exposed and he was informed that this is part of the necessary work for the repaving of the road.

5. Mary Ann Hoffner reported two recent burglaries that she is aware of, including from a car in her driveway. Family members had arrived late at night for a visit and were unloading the car. The car was left unattended for a short time while luggage was carried into the house and during this time items were taken from the car.

6. REPORTS.

President–Russ Faller spoke about the Spruce Creek Country Club and recent reductions in their membership. He said that he had spoken with Scott Seagrave, President of the SCCC, and they had agreed to each appoint 3 people to a special Joint Committee on Consolidation to explore the possibility of consolidating the SCCC with the SCPOA. The committee members are members with business and financial backgrounds. The committee is working quietly in the “background” and will issue a report to the boards of the SCPOA and the SCCC.

He also said that Windsock Park is a focal point of the community and he is working on ideas to improve the usefulness and appearance of the park, and to that end he is seeking volunteers to help with any work that is approved to be done.

A review is being made of road signage in Spruce Creek to help the Sheriff in the enforcement of traffic regulations.

Lastly, he commented on the 2 major projects currently getting underway: the replacement of the roads in the south creek area, Turtle Point subdivision and Roscoe Turner Trail, Slow Flight Drive, Wiley Post Trail, Lindberg Lane and Wright Drive. A major drainage project is also underway in the Slow Flight area to improve the drainage of storm water. The drainage work will be done before the roads are redone. These projects should be completed by July-August.

Vice President-No Report

Secretary-No Report

Treasurer-Jerry Probst continued with information about collections of assessments. He reported that as of 4/7/09 the outstanding balance due from assessments was \$225,000. Approximately 1/3rd have liens already filed against their properties, 1/3rd have a payment plan with the SCPOA and 1/3rd have made no payment on their unpaid assessments. A motion was made by Jerry Probst, second by Jack Hirn, to file liens against owner who have made no payments on their accounts. The motion was approved unanimously.

The SCPOA has hired a well qualified accountant to replace the outside accounting service previously used. This will generate substantial savings to the SCPOA and give us better control over our accounting procedures and provide our financial reports much more quickly.

COMMITTEES

Airport Authority. Sal DeVincenzo reported that he has contacted the airplane owner who owes parking fees for storage of his airplane. The owner was given notice to pay now or the plane would be removed to a salvage yard for storage, at the owners expense. He also reported that the newly installed PAPI system is up and running.

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

Budget & Finance. No Report.

Children's Recreation. No Report.

Community Relations. The Wings and Wheels event was a huge success. The annual Newcomers Party was held March 25. Several new owners in Spruce Creek were welcomed in a wonderful cocktail party.

Legal & By-Laws. No Report.

Public Works. Ray Gage spoke briefly. Most of his report had already been given by Russ Faller and Ray added that Public Works is looking ahead at work which needs to be done, as well as supervising the 2 major projects currently underway.

Safety and Security. No Report.

Update Committee. No Report.

Russ Faller noted that the 2nd Tuesday of each month, when the Board has been holding its meeting, often is too late to get information from the meeting into the Update. This means that board information is often delayed in reaching the membership. A **motion** was made by Jerry Probst, second by Joan DeVincenzo, to change the day for holding regular board meetings from the 2nd Tuesday of each month to the first Tuesday. The motion was approved unanimously.

MANAGER. David Slayback reported on the following matters:

1. The Volusia County Sheriff was called to control a loud party at which drinking by underage persons was taking place. The Deputy wound up making an arrest and the party promptly dissolved.

2. The SCPOA is experiencing vandalism to the Polytar sealant being applied on the taxiways. People are walking or driving golf carts/cars on it while it is blocked off and before it has dried. This costs the SCPOA extra money to fix the damage. Security has advised people wanted to enter the closed off areas that they will be billed for any damage they do. This has dissuaded the people from using the taxiway until it is opened.

Slayback suggested that residents of local areas should consider a "neighborhood watch" sort of arrangement with their neighbors. No real organization needs to be established and nothing official is required---just neighbors leaving outside lights on and being on the watch of persons who do not belong in their neighborhood. A call to Security will get a responder. Lights and watchfulness are the enemies of mischief-makers. We are working with out Security personnel to improve their response times how they handle problems, including a quicker use of the Volusia County Sheriff to help stop problems.

7. OLD BUSINESS. On **motion** by Jerry Probst, second by Jack Hirn, Mike Hay was appointed to the Public Works Committee and Jack Hirn was appointed board liaison to the Airport Authority. The motion was approved unanimously.

8. NEW BUSINESS.

1. APPROVE AND ACCEPT "FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION, DECEMBER 31, 2008 AND 2007" RESULTING FROM AUDIT BY JAMES MOORE & CO., P.L. CERTIFIED PUBLIC ACCOUNTANTS". Mr. Probst reported that the auditor's report confirmed that the financial records of the SCPOA were maintained in conformity with generally accepted account principals accepted in the United States. The audit is therefore a "clean audit". At the end of 2008, the association had assets of 2,958,000 and retained earnings of 2,178,194. A copy of the audit is available at the SCPOA office. A **motion** was made by Joan DeVincenzo, second by Jack Hirn, to accept the audit. The motion was approved unanimously.

2. RATIFY APPROVAL FOR REPLACEMENT OF ROTTED CORRUGATED STEEL STORMWATER PIPE BENEATH SOUTHCREEK BLVD., JUST SOUTH OF INTERSECTION WITH SPRUCE CREEK BLVD (AT WOODSIDE CONDOMINIUMS). PROJECT HAS BEEN ENGINEERED AND BID. COST IS \$25,240.00. A **motion** was made by Jack Hirn, second by Joan DeVincenzo, to approve this expenditure. The motion was approved unanimously.

3. RATIFY APPROVAL OF MBV PROJECTS 08-1267, 08-1296 AND 08-1297 TO RESTORE STORM WATER MANAGEMENT SYSTEMS ON SLOW FLIGHT DRIVE (BOTH EAST AND WEST PORTIONS) AND ON BEECH BLVD FROM CESSNA BLVD NORTH TO INTERSECTION WITH TAXIWAY LIMA. COST OF PROJECTS IS MAXIMUM OF \$289,533. A **motion** was made by Michael Hay, second by Joan DeVincenzo, to approve these projects. The motion was approved unanimously.

4. RATIFY APPROVAL OF INCLUSION OF PORTIONS OF 2009 ROADS PROJECT INTO THE ALREADY APPROVED 2008 ROADS PROJECT, TO TAKE ADVANTAGE OF THE LOWER COSTS AVAILABLE AT THIS TIME. COST OF ADDITIONAL WORK IS \$418,392. Jerry Probst noted that with these expenditures, it is anticipated that the Reserves Funds of the association at 12/31/2009 will have a balance of between \$800,000 and 1,000,000. A motion was made by Jerry Probst, second by Joan DeVincenzo, to approve this project. The motion was approved unanimously.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:00 p.m.

Jack Hirn, Secretary