

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

MINUTES REGULAR BOARD OF DIRECTORS MEETING

June 2, 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, and Jack Hirn. A quorum was declared.
2. **PROOF OF NOTICE.** Russ Faller, President, affirmed that proper notice of the meeting had been posted.
3. **COMMUNICATIONS.**
 1. The Garden and Nature Club objects to large-scale improvements in Windsock Park. Russ indicated that, although Windsock is in disrepair, improvements are on hold at this time mainly due to budgetary constraints.
 2. Thank you notes were received from Jim Weldon and Lynda DeWindt, thanking Art Horton, Superintendent of Public Works, and the Board for the repairs to the drainage system in Hawk's Nest.
4. **MINUTES:**

The minutes of the 5/5/09 Board Meeting were presented. Jack Hirn made an amendment to the Budget and Finance report. Russ moved for approval and Joni seconded and the minutes were approved unanimously.
5. **OPEN FORUM.** The following owners rose to address the Board.
 1. John Champlain thanked Art Horton and Public Works for resolving chronic drainage problems in Wedgewood.
 2. Jerry Kenney reported an airport incident he was involved in on 4/9/09. He feels that reporting of this was false and he gave his version of being "cut off" by the Airport Manager. He has talked to our insurance agency.
 3. Gordon Millar complimented the Board and Public Works for the road repairs, but misses the faux brick at Country Club and Spruce Creek Blvd.
 4. Bruce Williams stated that trees were starting to overgrow some roads. Art Horton said that these are going to be taken care of.
 5. Lee Scheiderer expressed concern about the sprinkler stains on Windsor Court wall, which had recently been repaired and painted by the POA. She was informed that the stains are contracted to be removed. Also, there is a new well to replace the rusty water from the old well.
 6. Joyce Ferrante of Windsor Court requested that plantings be done. Russ said that if we can have a meeting with Windsor Court residents, the new planting issues can be resolved.

6. REPORTS.

President–Russ Faller said that the road projects should be mostly finished in two weeks, except for the Slow Flight and Roscoe Turner areas. The extensive rain did cause some delays.

Property Manager David Slayback is no longer employed at the SCPOA, and a search is in progress for his replacement. A number of resumes have been received, and interviews will begin shortly. Theresa, our Office Manager, has been a big help during the transition process.

Vice President-Mike Hay reported that a little over \$18,000 is expected shortly from a resident at the top of the list of the delinquent assessments following foreclosure proceedings.

Treasurer-No Report

Secretary-No Report

Director at Large-No Report

COMMITTEES

Airport Authority. Mike Kelly, Chair, reported that an individual performing aerobatics over the community is being checked up on. The camera system is not yet functioning on the runway. The safety fence has been installed for better protection from airplane incursions into Windsock Park. He indicated that the Kenney incident was being looked into. He stated that there is some documentation which does not support Mr. Kenney’s version.

ARC. Russ reported no major projects. Many roofing approvals were done.

Budget & Finance. Ellie Murray, Chair, stated that the expenditures are being closely watched. Also, with housing sales, some of the lien expenses and delinquent assessments are being recovered. Most residents on payment plans are current.

Children’s Recreation. Sharon Goldish reported that a Pizza Party will be held at the Downwind June 9th to help plan upcoming activities. There will also be a Back to School Party in August.

Community Relations. No Report

Legal & By-Laws. Wayne Hollingsworth has requested to be taken off the committee. The Board thanks him for his service. Russ moved, second by Joni, to accept his resignation. This was approved unanimously.

Public Works. Art Horton said that there has been an upsurge of vandalism. He recommends calling Security (North Gate 756-6125) at once if suspicious activity is seen.

Safety and Security. Keith Sprague, Director of Security, seconded Art’s remarks. He also gives frequent reports in the Update about this problem. Russ also suggested taking pictures with a cell phone if appropriate.

Update Committee. No Report.

MANAGER.

No Report.

7. Old Business.

REAFFIRM BOARD APPROVAL OF 2009 BUDGET AT 12/09/08 BOARD MEETING WHICH INCLUDED POA ASSESSMENTS FROM 1605 TO 1598. Since the question had

been raised as to Board approval, it was reaffirmed with **motion** to approve by Mike, second by Jack, and unanimous approval.

8. NEW BUSINESS.

1. CONSIDER AND APPROVE PUBLIC WORKS PROJECT TO PURCHASE AND INSTALL DOT APPROVED SIGNAGE BY BETTER BARRICADES FOR \$13,435. The signage is being upgraded along with the roads. **Motion** to approve by Mike, second by Jack, with unanimous approval.
2. CONSIDER AND APPROVE MBV ENGINEERING SECLUSION DRAINAGE IMPROVEMENT DESIGN PROPOSAL REQUEST FOR \$7,900. The southern portion of Seclusion has chronic drainage problems. **Motion** to approve by Joni, second by Mike, with unanimous approval.
3. THOMAS SHIELDS VARIANCE REQUEST FOR HANGER CONSTRUCTION AT 16 LINDY LOOP. Excellent documentation was provided requesting a variance of ten ft. so that the hanger would be 25.5 ft. from Taxiway Lindy Loop edge. The hanger would not be as close to the taxiway as others on Lindy Loop. The Airport Manager has cleared this. **Motion** to approve by Jack, second by Joni, with unanimous approval.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 7:40 p.m.

Jack Hirn, Secretary