

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

MINUTES

REGULAR BOARD OF DIRECTORS MEETING

July 7, 2009

1. **CALL TO ORDER.** President Russ Faller called the meeting to order at 7:00 pm. Other Directors present: Jerry Probst, Joan DeVincenzo, Mike Hay and Jack Hirn. A quorum was declared.
2. **PROOF OF NOTICE.** Richard Kjellstrom, General Manager, affirmed that proper notice of the meeting had been posted.
3. **COMMUNICATIONS.**
Introduction of Richard Kjellstrom, new General Manager of the SCPOA.

No communications.

Russ Faller thanked the Board, POA Staff and the residents for their assistance during the period the property was without a manager.
4. **MINUTES:**
The minutes of the 6/02/09 Board Meeting were presented. Mike Hay moved for approval and Jack Hirn seconded and the minutes were approved unanimously.
5. **OPEN FORUM.** The following owners rose to address the Board.
 - A. Bob Colgan, Springwater Lane thanked the BOD for aggressive pursuit of the past due assessments. He did express concern about the condition of 33 Lazy Eight, and if there is any way to notify the bank of the condition of the property. Russ said that he believes a letter was sent to the Deutsche Bank, the owner, and that we are in the process of sending out letters concerning the poor maintenance of certain properties.
Bob Colgan also said that 2102 Springwater Lane and 3105 Springwater Court, located in the Reserve Islands are apparently being multiple rented to Embry Riddle students, with numerous cars parked in the streets. The owners of 3105 Springwater Court are James and Mary McCarthy. Russ stated that they live in Ireland, problems have been addressed before, and will be addressed again.
 - B. Keith Brown, Spruce Creek Blvd., discussed the location and type of new traffic signs that have been installed. He thinks the signs cheapen the community. Their cost and bringing in the sheriff should have been brought to the attention of the community. He was thanked for his comments.
 - C. Dave McCarthy, Vail View Drive, discussed regrouping of the CERT group. There will be a meeting on July 21 from 6-7 pm at the Port Orange Library to discuss the future of CERT. SCPOA CERT group is currently not operating.

6. REPORTS.

President–

- To update the road projects, what is left to complete is the area by Roscoe Turner Trail and Spruce Creek Blvd. There were some difficulties with water and electrical mains not where they were supposed to be on the as built diagrams. Volusia County is helping out. The projects will be completed this year.
- Architectural Review Committee is still not always being used by the community, and some owners are not getting appropriate approval.
- In June, there was a serious accident involving a golf cart, owner and airplane with the cart crashing into an airplane causing \$50,000 damage. The owner was not seriously injured. He had insurance on his golf cart.
- Joining of Spruce Creek Country Club and SCPOA is still being discussed and moving slowly.
- Discussed the resolution to increase the BOD to 7 members with three year terms. Currently, every two years, the majority of the BOD may change. This will go to the community with a ballot in September. Also, hope to reduce the quorum requirements from 30% to 20% of the community.

Vice President- No report

Treasurer-

- Outstanding receivables as of July 7 were \$167,400. Made some progress and collected #1 balance that had not been paid in 13 years, collected \$18,000 in past due and legal fees.
- Will start foreclosure activity on the next 4 owners on the list, just under \$40,000. Have additional 15 owners with balances and start foreclosure on these. Ended 2008 with \$130,000 outstanding.
- Operating budget update. As of end of June, negative balance of \$24,000, but are accruing for bad debt expense. Had planned for \$18,000 but actually expensed \$60,000 in bad debt expense.

Secretary-No Report

Director at Large-No Report

President Faller introduced Richard Kjellstrom, the new SCPOA General Manager for a few comments.

COMMITTEES

Airport Authority. No Report

ARC. No Report

Budget & Finance. See Treasurer report

Children's Recreation. No Report

Community Relations. No Report

Legal & By-Laws. No report

Public Works. Superintendent of Public Works, Art Horton, publicly thanked the community for their patience during the road work.

Safety and Security. Barbara Roush stated that lots of people on vacation, and will have the meeting next week

Update Committee. Barbara Roush said the transition is starting from Lorraine Wahl to her as editor. She is looking forward to it and having fun with the Update.

GENERAL MANAGER.

No Report.

7. OLD BUSINESS-None

8. NEW BUSINESS.

1. Consider and approve the employment contract for Richard Kjellstrom, General Manager of SCPOA. Motion made to approve by Jerry Probst, and seconded by Jack Hirn, with unanimous approval.
2. Discussion pertaining to registration and insurance requirements regarding golf carts and small motorized vehicles, item 1 of the revision to Rules and Regulations of Spruce Creek Fly-In Community approved by the BOD, 1/13/2009. Mike Hay discussed that many communities have insurance requirements and a decal that proves the cart is insured and registered. Insurance is not expensive, but is necessary and is on the home owners' policy. Jack Hirn mentioned that he is putting together a committee to enforce the C & R's. If anyone is interested, please contact Jack Hirn or the SCPOA office.
3. Terminate contract of ICU Pro Video for non-performance. In the process of installing more security cameras in the community, this company has failed to meet the requirements of the contract. Motion made by Mike Hay to terminate the contract for non performance, seconded by Joan DeVincenzo with unanimous approval.

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

Jack Hirn, Secretary