

# SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128

## MINUTES REGULAR BOARD OF DIRECTORS MEETING

September 9, 2008

1. CALL TO ORDER. President Russ Faller called the meeting to order at 7:00 p.m. Other directors present were Mike Hay, Jack Kihm, and Jerry Probst. Bert Love was absent. A quorum was declared. Property Manager David Slayback was absent due to illness.

2. PROOF OF NOTICE. Mike Hay, SCPOA Secretary, confirmed that proper notice had been posted.

3. COMMUNICATIONS:

1. Keith Phillips thanked the Board and Public Works for fixing the chronic Seclusion flooding problem, and working on the longstanding flooding problem at the east end of Cessna Blvd.

2. Medford Bragg similarly thanked the work to alleviate flooding on Slow Flight Dr.

4. MINUTES: The minutes of the August 12, 2008 meeting were presented. Jack Kihm requested that note be made that he is in favor of a contract with the Sheriff for traffic control providing that the contract has been approved by our attorney. A **motion** was made by Jerry Probst, second by Jack Kihm, to approve the minutes as corrected. The motion was approved 4-0.

5. OPEN FORUM:

1. Lieutenant Barrs of the Volusia County Sheriff's Dept. was in attendance for a short time, as representative of Sheriff Ben Johnson. He indicated that he and the department were looking forward to a cooperative working relationship with Spruce Creek for traffic control.

6. REPORTS:

OFFICERS:

Treasurer Jerry Probst reported that eight months of financials were reviewed today at the Budget & Finance Committee meeting, and the budget process for 2009 is underway.

There is approximately \$160,000 in annual assessments which remain unpaid. There are about 60 owners who owe money to the POA. Liens have been placed on all these properties. Aggressive collection efforts, including foreclosures, are being instituted to secure payments. One owner owes about \$13,000 and work is underway to determine the feasibility of filing a foreclosure action against this owner.

COMMITTEES:

AIRPORT COMMITTEE: No report

ARC: No Report

BUDGET AND FINANCE: reported by Jerry Probst previously above.

CHILDREN'S RECREATION: Three events remain this year: Back to School, Fall Carnival, and Breakfast with Santa. Aluminum cans and box tops are still being collected which are sold to a recycling center to generate money for school programs.

COMMUNITY RELATIONS: No Report.

LEGAL & BY-LAWS: No report

PUBLIC WORKS: Ray Gage reported that the recent heavy rains have emphasized the deficiencies in our drainage system, in part due to insufficient maintenance over the years. Multiple drainage projects have been completed; others are in process, including the flooding on Slow Flight Dr. by the cemetery. The water management system/drainage will be much clearer when computerized and available on AutoCAD.

MBV Engineering has produced a tentative plan for 2008-2009 for road and taxiway reconstruction/coating which has been reviewed by Public Works with suggestion for minor changes. This will be presented to the Board for approval/modifications.

Lear bridge repairs are presented for Board approval tonight.

The front gate message board will be getting a sun shield for easier reading.

The airport camera system is out for bid to complete the project.

The beacon has been fixed.

Roscoe Turner fence vandals have been active again.

North gate roofing, painting, and awning replacement to be done.

Windsor Court wall repair/painting and landscape issues being addressed.

Hawk's Nest drainage being cleaned because of flooding.

Budget planning for 2009 in process.

SAFETY & SECURITY: Joan Dufton said that the Roscoe Turner fence had been built originally to keep out thieves who had been burglarizing hangers. Also, the Rules & Regulations need updating and are being worked on.

UPDATE: No report

MANAGER: No report

7. OLD BUSINESS: None

8. NEW BUSINESS:

1. CONSIDER AND APPROVE CONTRACT TO REPAIR AND PAINT THE WALL SURROUNDING WINDSOR COURT, AND INCLUDING THE SECTION OF WALL FROM WINDSOR COURT TO THE SOUTH GATE ENTRYWAY. The wall is the responsibility of the POA. The landscaping on the outside of the wall and costs to maintain the front signage are paid by Windsor Ct. Residents of Windsor Court at the meeting expressed concern about damaging their plantings when the inside of the wall is repaired and painted. Russ Faller indicated that they would be painted around provided that we had a written statement signed by those residents who wished to be skipped.

Following discussion, a **motion** was made by Mike Hay, second by Jerry Probst, to approve the Windsor Court wall repair and painting, with outside bush removal, not to exceed a bid of \$19,185. The motion passed 4-0.

2. CONSIDER AND APPROVE CONTRACT TO REPAIR AND PERFORM MAINTENANCE WORK ON LEAR BRIDGE PER ENGINEERING SPECIFICATIONS. The bridge has been inspected by two engineering companies, and without repairs, the remaining life is estimated at five to ten years at most. With engineering plans for repairs which would extend the life at least twenty-five years, multiple bids were obtained.

Because of weather considerations, unfortunately it is not feasible to do the repairs when many residents are gone for the season. The work would be performed within the next few months. One lane would be open, with both closed for only about one week, at which time the south gate would need to be used. Jack Kihm stated that if repairs were not done, and if the bridge fell in the river, it could be a year before the north gate could be used.

Following additional discussion, including that we are getting a good price because of construction slowdown due to the economy, **motion** was made by Jack Kihm, second by Jerry Probst, to approve the bid by Sieg and Sons, Inc., for \$201,277.50. The motion passed 4-0.

3. CONSIDER REQUESTS BY PIPER BLVD HANGER OWNERS FOR VARIANCES TO INSTALL CONCRETE PADS BEHIND THEIR HANGERS. Dr. Robert Kurrle requested to enlarge his pad to ten by thirteen to provide access to the entry door and minimize tracking in sand and dirt. The pad will be for pedestrian traffic at 140 Piper Blvd.

Richard Weiss requested variance for a ten foot by forty-six foot pad at 190 Piper Blvd., which is an end unit by the runway. The purpose is to reduce/eliminate dirt and mud and water entry. Following discussion as to whether or not there may be any problem with the county, FAA, etc. because of proximity to the runway, it was felt best to table this pending more information.

Jack Kihm suggested that it may be of help to have a signed statement from the owner requesting a variance that they understand that the pads are not for storage or anything but short term parking.

**Motion** was made by Jerry Probst, second by Jack Kihm, to approve a variance for Dr. Robert Kurrle at 140 Piper Blvd., but table until further information the request by Richard Weiss for 190 Piper Blvd. The motion passed 4-0.

9. ADJOURN: With no further business, without dissent, the meeting was adjourned at 8:09 p.m.

Mike Hay, Secretary