

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd., Port Orange, FL 32128

APPROVED

MINUTES

REGULAR BOARD OF DIRECTORS MEETING

September 1, 2009

1. CALL TO ORDER: President Russ Faller called the meeting to order at 7:01 p.m. 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: President Faller commented that we had received letters from Dick Russell and Art Patstone regarding the stop signs at Taxiway Echo and Spruce Creek Boulevard. Russ stated that the issue is being resolved.

President Faller stated we wanted to have communications with our communicator, Lorraine Wahl, retiring Editor of the Update. She was the editor of the Update and he thanked her for years of service and dedication to the community. In recognition of her work, Russ, on behalf of the Board of Directors, presented her with a plaque. Lorraine commented that the plaque should be shared with the community, the other volunteers, the writers, and advertisers through these troubled times. She also thanked Barbara Roush for stepping up to take over the Update.

Russ remarked that we had received a letter from The Lakes subdivision. They are requesting that, due to the road construction, their sign needs to be repaired or replaced, and the plants and flowers also need to be replaced. Russ stated that we would be happy to work with them to get their entrance back to original condition.

4. MINUTES:

The minutes of the 8/04/2009 Board Meeting were presented. Mike moved for approval, Jerry seconded and the minutes were approved unanimously.

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

Bob Colgan, Springwater Lane discussed the collection of bad debts (customer balance summary). He stated that since August 1 to August 31st, that of 35 people on the Accounts receivable only one has paid. President Faller asked Jerry Probst to comment on the AR summary as of September 1 with 51 past due. The balance has gone up since we are accruing interest. Every property has been liened and if no activity has occurred in 45 days, the owner will be put into foreclosure, unless it is in bank foreclosure. Jerry discussed the new customer balance which indicates what action is going on with each account. Jack Hirn asked Mr. Colgan, if he had any suggestions on what to do. He responded that, although we probably do not want to go that route, we could sell the receivables for 50% or engage a collection company which would take a % of the receivables; those are the only two alternatives.

Joan Dufton, Waterway Place,  
suggested it would better to give the  
accounts to collection, which may  
motivate the owners to sell and  
move out. When the house gets  
sold, the new owners can move in  
and start paying assessments.

President Faller commented that the chances of collecting many of these debts are unfortunately slim and it would be better to get new owners in.

Lourdes Nunez of Mitchell Court asked why so many houses look abandoned with grass two feet or higher and can we do something about it. Russ Faller commented that since Richard Kjellstrom has come on board, he has been making property tours, sending letters to owners not maintaining their property.

Sharon Goldish, Sky Hawk Court, said she was gone for the summer and noticed that the drop mail box at the front entrance is gone. What happened? Richard responded: The USPS indicated that they no longer place drop mail boxes at entrances or exits to communities due to safety and traffic issues. The choice was to move the box, or leave it where it was and turn it around. We thought that would cause safety issues and asked them to move it next to the FEDEX and UPS pickup boxes on Cessna, not the most convenient place, but at least

it's still on the property.

Marcia Shad, Eagles Crest Drive, commented that the new placement of the drop box was inconvenient.

6. REPORTS:

A. Mike Hay- No report

B. Jerry Probst, comments as above.

C. Jack Hirn-No report

D. Joan DeVincenzo- No report.

E. Russ Faller- discussed the improvements to Windsock Park, and thank you to Wings and Wheels for their financial support. There are continuing conversations between the Country Club and POA regarding the merging of the club. This would require the approval of the Country Club members and the residents of the POA. The Country Club Board is currently discussing this. All the work on the roads and drainage is complete. There were delays due to the extreme rains. There was a major problem at Roscoe Turner and Spruce Creek Boulevard, but that was resolved by FPL and the contractors.

F. Committee Reports.

1. Airport Committee- Status quo.

2. Architecture Review Committee-no report. Russ Faller reminded that all improvements need to be approved by the ARC.

3. Budget and Finance Committee- Ellie Murray, Chair. Held meeting last month and started to discuss budgeting. The process is beginning with the goal of having realistic line by line numbers. With our own accountant in house, the hope is the books are in better shape and the end of year audit will go smoothly. B&F Committee recommends strongly that no more reserves be spent that have not already been approved. Kudos to Richard Kjellstrom for his preparation of the delinquency report which provides details on each account. Realistically we are doing as much as we can for collections at this time. Ellie did invite Bob Colgan to join the committee.

#### 4. Children's Recreation

Committee- Sharon Goldish- Next

children's function is a  
"back to school party" September 12th  
at the Country Club.

Programs are free to the children. She

also indicated in the  
September Update that there will be a

letter requesting donations and an envelope to return the  
donation, if you are able to contribute.

#### 5. Legal and By-Laws Committee- no

report. Russ Faller

mentioned that in the next 2 ½ weeks residents will be  
receiving a proxy and ballot for the vote to increase the Board  
of Directors size from 5 to 7 and increasing their terms from 2  
to 3 years. Reason is that in the past there was a potential  
majority change in the board every two years which sometimes  
resulted in a change of policy direction. The Board of  
Directors recommends that this be approved. With the new 7  
member Board, the rotation would be 3, 2 and 2 board  
members changing in alternating years. Also on the ballot is a  
vote to change the quorum to 20%. Currently it is at 30% and  
it has been a challenge to get enough residents at the meeting,  
which causes us to adjourn and reconvene at a later date. This  
results in an additional cost to the POA. When reconvening,  
the quorum is 20%. If you will not be there, please sign a  
proxy, vote and send the proxy and ballot back in the pre-  
addressed envelope.

a. Public Works Committee-Ray Gage, Chairman, stated that Public Works  
has finished the roads and polytar work, and commented on continuing  
work and the budget for 2010.

b. Safety and Security-Barbara Roush-Chairperson, said she does not  
have much to report other than there were more issues regarding Roscoe  
Turner fence. The committee is working on a permanent manual with  
tools and procedures to enhance the security officers in performing  
their duties. Russ Faller added that a week and half ago, we had a  
major break-in of 11 cars, taking cell phones, GPS's, and garage door  
openers. All of the cars were unlocked. The Sheriff got involved and

the three young boys involved were caught, the items returned to their owners and the boys were charged. Initially, the residents affected did not want to report the incident to the Sheriff. In the future, we strongly urge you to report any crimes, so our security and the Sheriff have an opportunity to solve the crime.

c. Update Committee- Barbara Roush- Barbara related that the current issue should be in your mail boxes shortly.

d. Community Relations-no report

#### 7. OLD BUSINESS:

A. Final review of Whispering Woods Boundary Wall Maintenance agreement. There was discussion about the changes made by our attorney. Jack Hirn moved to approve the agreement, Jerry Probst seconded and the motion was approved unanimously.

#### 8. NEW BUSINESS:

A. President Russ Faller discussed having the October BOD meeting on October 10, 2009 immediately following the Special Member's Meeting. Jerry Probst motioned that the October meeting be held on October 10, 2009, sometime after the conclusion of the Special Member's Meeting. Jack Hirn seconded the motion and the motion was approved unanimously by the BOD.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:42 p.m.

Jack Hirn, Secretary