



SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.

212-1 Cessna Blvd, Port Orange, FL 32128 386-760-5884

Approved Minutes

Regular Board Meeting

Tuesday, December 7, 2010

7:00 PM

Palm Room, Spruce Creek Country Club

1. Call to Order: President Faller called the meeting to order at 7:00 PM at the Palm Room of the SCCC. Other directors present: Jerry Probst, Mike Hay, Joan DeVincenzo, Jack Hirn, Brent Canup, and Alan Baltz.
2. Proof of Notice of Meeting:
Richard Kjellstrom, General Manager, affirmed that the proper notice of the meeting had been posted.
3. Communications- None
4. Approval of Prior Minutes:
Regular Board Meeting – The minutes of the November 2nd, 2010 meeting were presented. Brent Canup moved for approval, seconded by Jerry Probst, approved unanimously.
5. Open Forum-2011 Budget Questions in addition to other member questions:
Art Patstone of 2548 Cross Country Drive thanked the B&F committee and BOD for their efforts during 2010, including not raising the assessment. However, he did feel that the Airport budget item “GPS expense” should be shared among the few pilots who actually purchased the GPS plate. Sal DeVincenzo replied that the expense is actually for the FAA to test the GPS approach.
Abner Ganet of 2043 Cornell Place asked if we have the capability to collect from the bank for the past due assessments when the bank takes over the property in foreclosure. Russ Faller answered that by Florida statutes, we are limited to one year of collections.
6. Reports:
Officers:
 - a. President Russ Faller-extends sincere thank you to Judy Ford and her group for decorating the community. Also, Sarah and Bob Bean were recently killed in an accident and a service was held. (Alan Baltz added that Dave Cummock also had recently passed away.)
From Russ, Merry Christmas, Happy Kwanza and Happy Hanukah and any other religious group celebrating the Christmas holidays.
 - b. Vice President Mike Hay- no report
 - c. Treasurer Jerry Probst- Collections total \$122, 805 as of today, with 43 accounts in arrears: 22 bank foreclosures, 4 bankruptcies, 7 in collections and 10 in payments. (Richard Merlino, of Oak Vista asked what percentage annually of the \$143,000 becomes uncollectable and what will be filed as bad debt on our tax return? Russ Faller responded that it is \$123,000 not \$143,000. Jerry Probst responded that when

we receive notices from the court and the bankruptcy is final we write it off. The bad debt is fully reserved).

- d. Assistant Treasurer Alan Baltz- please see above
- e. Secretary Jack Hirn- no report
- f. Director Joan DeVincenzo- no report
- g. Director Brent Canup- no report

Committees:

- 1. Airport Committee- no report
- 2. Airport Manager- Sal DeVincenzo reported that the three windsock poles will be replaced and led lights will be added.
- 3. Architectural Review Committee- no report
- 4. Budget and Finance Committee- no report
- 5. Children's Recreation Committee- Sharon Goldish is stepping down as Chair, and recommends that Jennifer Kosmo take her place. Motion by Joan DeVincenzo, seconded by Brent Canup, unanimously approved for Chair of Children's Recreation Committee. Breakfast with Santa was a huge success and the children will decorate their bikes for the Toy parade on Saturday. January will be the kid's bonfire in addition to the big bonfire. Russ thanked Sharon for her outstanding service as the Chair of the Children's Recreation Committee.
- 6. Legal and By-Laws Committee- no report
- 7. Public Works Committee- Ray Gage-2011 Reserve drainage and paving projects are mostly finalized. Thanks to Public Works Superintendent Art Horton, General Manager Richard Kjellstrom, and the Board for their efforts on behalf of Public Works.
- 8. Safety and Security- no report
- 9. Update Committee- Barbara Roush- happy to report that the Update magazine is projected to break even in 2010 and continue to break even in 2011.
- 10. Community Relations- Judy Ford said that the bonfire is Jan 22, with entertainment provided by Michael T.

General Manager- commented that the Volusia County Sherriff continues to give tickets in the Community, with 3 running stop sign tickets and 2 for speeding. He also reminded the members in attendance that we are still collecting donations for the Security fund and Theresa.

- 7. Old Business:
None

8. New Business:

- a. Mr. Richard Merlino, 3319 Oak Vista Drive, has requested to be considered as a member of the Budget and Finance Committee. President Faller asked for a motion, there was none, so the item died.
- b. Mr. Richard Merlino, 3319 Oak Vista Drive, has requested to be considered as a member of the Legal and Bylaws Committee.
President Faller asked for a motion, there was none, so the item died.
- c. The Charter for the Architecture Review Committee limits the eligibility to owners who are not active real estate agents, builders and contractors in the state. Mr. Pete Austen was approved to be on the ARC, however, he holds an active Florida Contractors License and is not eligible to serve on the committee. Mike Hay wished to thank him for his short service, and emphasized that qualifications would need to be more closely scrutinized in the future.
Motion to remove Pete Austen from the ARC by Joan DeVincenzo, Jerry Probst seconded, approved unanimously.
- a. Mr. Thomas Sheehan and Mr. Peter Pierpont have requested to be considered as members of the Architectural Review Committee.
Motion to approve by Mike Hay, Joan DeVincenzo seconded, approved unanimously.
- b. Consider and approve the Final 2011 Budget for Spruce Creek Fly-In:
After an opportunity for questions and discussion earlier, Jerry Probst motioned to accept the 2011 budget for SCPOA, Jack Hirn made the second, approved unanimously.
- f. The Public Works Committee recommends the following annual contracts from January 1, 2010 be extended one year until December 31, 2011. All three contractors have been doing an excellent job of maintaining Spruce Creek's common grounds, lakes, swales and ditches. The contract price remains the same.
 - 1). Clear Waters, Inc. performs aquatic control of the POA lakes, swales and ditches. \$30,914.40
 - 2). Tru Green, Inc. applies pesticide service for the POA buildings and selected common ground areas. \$8,362.81
 - 3). Tuff Turf, Inc. performs grounds maintenance for our common areas. \$44,400.00

Motion to approve by Jack Hirn, seconded by Joan DeVincenzo, approved unanimously.

9. The next Board of Directors meeting will be January 4th, 2011 at the SCPOA hanger.

10. Adjourned at 7:28 PM

Jack Hirn, Secretary