



SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.

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

**Approved
MINUTES
Regular Board Meeting
Tuesday, November 2nd, 2010
7:00 PM
SCPOA Hangar**

1. Call to Order: President Russ Faller called the meeting to order at 7:00 PM at the SCPOA Hangar. 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: Letter from Barbara S. Clark. President Russ Faller read the letter and noted that it would be acted on in New Business. (attached)
4. Approval of Prior Minutes: The minutes of the October 5th, 2010 meeting were presented. Mike Hay moved for approval, seconded by Alan Baltz, approved unanimously.
5. Open Forum: Richard Merlino, of Greenview, estimated that there are 500 residences in Spruce Creek. He was informed that the number is approximately 1,500. Mr. Merlino also stated that he wants it to be documented that he wants to be considered for membership on the B&F Committee. He stated that he has sent three certified letters to the Board with no vote by the Board.

Jack Beall of Canadair Court questioned the drainage work to be done the week of November 3rd. Art Horton, Superintendent of Public Works explained that the sinkhole problem was due to a hole in the top of the concrete storm pipe which was going to be repaired.

6. Reports:
Officers:
 - a. President Russ Faller- reported that the Sheriff continues to patrol at Spruce Creek. They have given one ticket for a resident going 62 miles per hour on the boulevard. The POA asked that they give special attention to speeding, stop signs, and underage (under 14 years) operation of golf carts.
Mr. Faller also expressed condolences to the families regarding the recent deaths of three residents:
Mr. Charlie Tennstedt
Mr. Bill Neese
Mr. Fred Lingenfelser
 - b. Vice President Mike Hay- no report
 - c. Treasurer Jerry Probst- Mr. Probst commented that the AR is down to \$126,178 with 53 open accounts. The proposed budget for 2011 will also be voted on.

- d. Assistant Treasurer Alan Baltz- no report
- e. Secretary Jack Hirn- Commented that Mr. Probst is doing a great job in managing the Accounts Receivable.
- f. Director Joan DeVincenzo- no report
- g. Director Brent Canup- no report

Committees:

- 1. Airport Committee- Bob Spillman, Chair- no report
- 2. Sal DeVincenzo, Airport Manager- Mr. DeVincenzo spoke about the FAA GPS plates and that the process is moving well. The FAA will have a meeting here at the Creek to distribute the plates in the near future.
- 3. Architectural Review Committee- Pete Austen mentioned that he would like to have John Ericsson of Country Club Drive nominated to the ARC.
- 4. Budget and Finance Committee- Marge Cummock- no report
- 5. Children's Recreation Committee- Sharon Goldish- reported that the Fall Carnival was a great success. Many thanks to Art Horton for his help and to all the volunteers. The next event is Breakfast with Santa on December 5th at the Country Club. Please make reservations.
- 6. Legal and By-Laws Committee- no report
- 7. Public Works Committee- Ray Gage- no report
- 8. Safety and Security- Pat Corbett- no report
- 9. Update Committee- Barbara Roush-no report
- 10. Community Relations- Judy Ford- commented that the Bonfire will be January 22nd at the Tree. Russ Faller mentioned that Michael T would like to get involved with committee events. Mike Hay also thanked Judy and the Garden and Nature Club for the help with plantings at the Turtle Point sign.

General Manager- no report

7. Old Business:

Reserve Estates aeration fountains. At the October 5th meeting, the Board received correspondence from Karla Baumann requesting that the SCPOA take over financial and operational control of the fountains in the Reserve Estates. The Public Works Committee discussed this and recommends that the SCPOA *not* accept financial or operational control of the fountains. Brent Canup motioned for approval to not accept financial or operational control and Jack Hirn seconded, unanimously approved.

8. New Business:

- a. Correspondence from Barbara S. Clark requesting that they be given use of their property directly across from their hangar at 2 Beech. In summary, there was a verbal agreement between an earlier owner and the SCPOA whereby the SCPOA had a right to use the western portion of 2 Beech property for access to the tie-downs behind the paved area, in trade for 2 Beech property to have two tie-downs adjacent to, but not on the 2 Beech property. It is recommended by the Airport Manager and the General Manager that this be approved by the Board and return the two tie-downs to 2 Beech. (attached)
Jack Hirn motioned for approval and Alan Baltz seconded, unanimously approved.
- b. Mr. Carlos Bravo and Mrs. Victoria Bowie were asked to resign from the Architecture Review Committee (ARC) since they are both real estate agents, and the Charter for the ARC precludes developers, builders and real estate agents from serving on the ARC. Mr. David McCarthy resigned from the Architecture Review Committee since he is moving from Spruce Creek Fly In Community. Recommend the Board accept these resignations. Jerry Probst motioned for approval and Jack Hirn seconded, unanimously approved.
- c. Architecture Review Committee (ARC)- recommend the Board approve Pete Austen as the new Chair of this committee. Alan Baltz motioned for approval and Jack Hirn seconded, unanimously approved.
- d. Excess Road Material- currently the SCPOA Public Works has stored this material in an area within the Spruce Creek Country Club Golf Course Maintenance property. This was done in an agreement between the Superintendents of the Golf Course and SCPOA Public Works. There is a desire of the Country Club to have the material removed immediately or have the SCPOA pay rent for the space. A portion of the material is currently being moved for a drainage project at the South Gate. This will leave approximately 2/3 of the material at the storage area. Public Works is working diligently to arrange for the dirt to be sold or given away with little success. An alternative is to move the balance into the RV lot. President Russ Faller commented that he would recommend that we offer to pay \$250 for the month of November to SCCC for storing the excess material with the stipulation it would be removed by the end of November. Discussion ensued with the motion brought up by Mike Hay and seconded by Jerry Probst, with unanimous approval.
- e. Consider and approve “Final Proposed 2011 SCPOA Budget” for distribution to the SCPOA membership. (attached) General Manager presented to the Board a summary of the Proposed budget. Slides and spread sheet attached. Jerry Probst remarked that two unknowns are insurance and bad debt; however, he motioned to approve that the Final Proposed 2011 SCPOA Budget be distributed to the POA membership with final approval to be made at the December 7th Board meeting to be held at SCCC, Mike Hay seconded with unanimous approval.
- f. The next Board meeting will be held at SCCC on December 7, 2010 at 7:00 PM.

9. Adjourned at 7:45 PM.

Jack Hirn, Secretary