



SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.

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

APPROVED MINUTES

Regular Board Meeting

Tuesday, April 5th, 2011

7:00 PM

SCPOA Hangar

1. Call to Order- Vice President Mike Hay called the meeting to order at 7:00 pm at the POA hangar. Other directors present: Alan Baltz, Brent Canup, Joan DeVincenzo, Judy Ford, and Jack Hirn. Russ Faller was absent.
2. Proof of Notice of Meeting- Affirmed by Richard Kjellstrom, GM
3. Communications-,letter of resignation as Airport Manager from Sal DeVincenzo. Mike Hay, speaking for the Board, thanked Sal for all his time and efforts over the past three years. Letter from Butch Stevens hoping 2012 annual assessment does not increase and letter from Steve Marks regarding security issues and particularly use of taxiways for other than airplanes.
4. Approval of Prior Minutes- The minutes of the March 1, 2011 Board meeting were presented. Judy Ford moved for approval, Alan Baltz seconded, approved unanimously.
5. Open Forum- David Ford of Springwater Lane commented that he would like the back of Lake 19 in the Reserve to be available for residents to walk their dogs, rather than on the streets and in private yards of other residents.

Joan Dufton speaking for the Spruce Creek Country Club asked that her letter of February 24th, 2011 regarding the sink hole on #10 be included in the minutes. The repair was deferred and the money unobligated at the February Board meeting.

Bob Colgan of Springwater Lane thanked the board for having the orange ATT poles removed. (Mike Hay commented that the Board did not remove them, but agreed that they were unsightly). He reported that there is an illegal structure at 2 Lazy Eight, an abandoned home. He requested that the POA ask Suntrust Bank to remove it (the skateboard ramp) within 30 days or allow the POA to remove it and charge the bank for the work.

Gene Ledda of South Creek Boulevard mentioned that in the past, the Children's Playground had been used as a construction staging area and wondered if there would be an increase due to the construction of the Public Works building? Art Horton, Public Works Superintendent, replied that other than the construction of the building, all staging will be done in the holding area by RW 23 on the northwest side.

Jim Dyer of Spruce Creek Boulevard asked why there could not be another Fixed Base Operator here at Spruce Creek? Mike Hay commented that our documents allow FBO'S, but they must be approved by the Board.
6. Reports:

- a. President Russ Faller- None

- b. Vice President Mike Hay- The Newcomers party was wonderful and great ambiance

thanks to Diana and Brent Canup. Wings and Wheels was hugely successful due to Mike and Diane Kelly and the volunteers who made it happen. Thanks also to Conrad Yelvington for all the food that he donated for Wings and Wheels.

- c. Treasurer-Alan Baltz- Reported for our financial operations for 2011 through March 2011, the POA is \$35,000 under budget. Regarding the accounts receivable, we still have approximately \$250,000 which is less than the \$330,000 at the same time last year. There are 26 owners who are in bankruptcy or foreclosure which account for \$138,000 of the total.
- d. Assistant Treasurer Judy Ford- Reported that Richard and she had visited the Children's playground, and came up with some ideas of improvements: Determine whether to keep the volleyball court or add additional playground equipment; the picnic tables have been moved from the wall so they will be bolted under the gazebo; all equipment needs to be power washed; the wall is cracked; replace the tire swing and all chains; and work on a plan to expand the fenced in area.
- e. Secretary Jack Hirn- None
- f. Director Joan DeVincenzo- letter from Marilyn Vogelpohl (see below)
- g. Director Brent Canup- None

Committees:

- 1. Airport Committee- Bob Spillman- A request from Conrad Yelvington regarding plans for 21 Beech will be addressed at the next meeting but the feeling is that no one is in favor of them. Mr. Yelvington wants a long term lease of a tie-down area in front of 21 Beech that is currently felt important for airport operations. Mr. Yelvington has withdrawn his request for a fuel farm on the West side of Beech. The airport manager has resigned, and the committee will be involved in replacing him. The committee thanks Sal for his efforts. A fence along the runway Northeast from Piper Hangars will be discussed at the next meeting. Butch Stevens said the center of the runway is starting to deteriorate. A safety meeting will be held Thursday 7:00pm at Keith Phillips's hanger.
- 2. Airport Manager- None
- 3. Architectural Review Committee- None
- 4. Budget and Finance Committee- None
- 5. Children's Recreation Committee- Jennifer Kosmo- Wings & Wheels was a huge success. There will be a Movie Night April 8th, an Easter Egg hunt Saturday April 23rd, and an end of school party May 13th.
- 6. Legal and By-Laws Committee- None
- 7. Public Works Committee- Art Horton, Public Works Superintendent, said that

the 2011 road paving projects will begin soon. The Public Works building near the Children's Playground is in process.

8. Safety and Security- Gene Ledda- No big news to report. The committee has added new members.
9. Update Committee- Barbara Roush- Thanks for supporting the Update, love the photos. May issue is closing. New due date for the June issue is May 5th.
10. Community Relations- Marilyn Vogelpohl (letter) The Community Relations Committee held the Newcomers Party March 9, 2011 at the home of Diana and Brent Canup. Twenty one new residents attended along with the POA, some CRC members, and representatives from various committees and offices. Everyone seemed to have a good time.
The CRC is on hold until October, when we will meet again to plan the next year's events.
11. General Manager- Richard Kjellstrom - None

7. Old Business:

- a. There have been numerous changes to the Public Works storage building that require additional expenditures over the \$75,000 that was allocated in the 2011 capital budget. The Public Works Committee recommends that an additional \$6,500 be allocated for this project. (Detail attached) (Attch 4) Alan Baltz motioned, Jack Hirn seconded, the motion passed unanimously.
- b. Mr. Conrad Yelvington has requested that the SCPOA consider a long term lease to enable him to install a fuel farm on the west side of Beech Boulevard. No Board action was taken at the March meeting, and since then Mr. Yelvington has withdrawn his request. (Letter attached) (Attch 5)
- c. Area around the backside of Lake 19, Springwater Lane. Please see additional information in the March 1st, 2011 Board minutes. Children's Recreation Committee has been asked for their input prior to further discussion. Jennifer Kosmo's comments have been received.

8. New Business:

- a. The Airport Committee voted unanimously to invite Jim Calhoun to serve on the committee to replace Fred Schryver as his term has been completed. The Board of Directors would like to thank Fred for his service. The Airport committee recommends that Jim Calhoun be appointed to the committee. Brent Canup motioned, Judy Ford seconded, and the motion passed unanimously.
- b. The Safety and Security Committee has requested that Gene Ledda be appointed chair of the committee. The committee also recommends that Jens Puls, 3171 Royal Birkdale be appointed to the committee. Jack Hirn motioned, Judy Ford seconded, passed unanimously.

- c. Mr. Conrad Yelvington has proposed to lease SCPOA property that is in front of his property at 21 Beech for 10 years as a Fixed Base Operator (FBO). The SCPOA has informed him in writing that there is significant resistance to having another FBO. (Letter attached) (Attch 6) Jack Hirn made a motion not to lease the property. Brent Canup seconded and discussion followed. Brent Canup is not in favor of leasing the triangle, the Board voted unanimously to turn the lease down.
- d. CMP Evaluation. Due to continuing failures of the existing CMP (corrugated metal pipe) storm water systems within Spruce Creek, the Public Works committee discussed and sought a proposal from MBV Engineering to conduct an inspection of all existing CMP systems and provide a report similar to the one completed on the road systems at a cost of \$4,900. It is recommended that this study be approved with the understanding that it will be used to evaluate and determine the anticipated cost for repair over the next few years, not to develop a program for repair. (Memo attached) (Attch 7). Brent Canup stated that the Public Works put a lot of thought into deciding to do this. Alan Baltz commented on this. Brent Canup motioned, Jack Hirn seconded, and it was passed unanimously.
- e. CMP failure on Roscoe Turner Trail. Bids were requested from Weber and Hardy construction to replace the complete system (+- 350') to include remove the existing mitered ends and place a "C" inlet with a flume to the street in the existing mitered end. The driveway will be funded by the residents affected. The bids were as follows: Hardy \$14,400 and Weber \$19,801. Hardy is recommended to complete this work. Reserve funds will be used. President Faller had polled the board, the board all agreed, and the work has commenced. This is housekeeping to formalize the expenditure. (Memo attached) (Attch 8) Jack Hirn had a question about the work being less expensive than the Whisperwood Way work and the reason was that we were using bigger pipe at Whisperwood. Brent Canup motioned, Judy Ford seconded, the motion passed unanimously.
- f. CMP failure at intersection of Whisperwood Way and Spruce Creek Boulevard. Bids were received from Weber and Hardy Construction to replace the existing CMP and replace with 3 small HTPE pipes and mitered ends. Weber submitted \$17,654 and Hardy \$22,890. Weber is recommended to receive the contract. Reserve funds will be used. President Faller had polled the board, the board all agreed and the work has commenced. This is housekeeping to formalize the expenditure. (Memo attached) (Attch 9) AlanBaltz motioned, Jack Hirn seconded, the motion passed unanimously.
- g. This should be tabled until the Airport Committee reviews the proposal. Currently there is an existing chain link fence along the runway at Windsock Park. Its purpose is twofold, to keep aircraft from entering the area and keep people and animals from going on the runway. There is no fence on the other side of the hangars on Piper. The Public Works Committee recommends that a fence be installed from the north edge of the building on Piper to Beech for the same purpose as the other fence. Cost from AAA Fence is \$7,650. Reserve funds would be used. (Bid attached) (Attch 10) No action taken pending review by Airport Authority Committee.
- h. Residents and contractors have been damaging the Polytar surface applied to the taxiways and roadways by dragging bare metal wheels and other methods. In order to repair the damage, it is necessary for the entire width of the area be retreated. Also it is sometimes

difficult to determine who caused the damage. The SCPOA has notified our residents by SCTV and Update of the damage to the property. The Public Works Committee recommends (not unanimously) that a policy be established to have the resident or guest who damages the roadway, pay for the repairs. (Memo attached) (Atch 11) Mike Hay had a suggestion since it is sometimes hard to determine what percentage of damage to polytar was caused by each individual who may or may not be identified. Mike Hay read his thoughts: "The GM shall on a case by case basis, evaluate damage done to the polytar coating on paved surfaces or to the paved surfaces themselves, and recommend to the Board an appropriate course of action." Mike Hay wondered how many times we have to polytar the damaged surface that keeps getting damaged, such as taxiway Lima. Lots of discussion about this. In theory if you broke it, you fix it. Alan Baltz motioned that policy will be that people who damage SCPOA property, if identified, share in the cost of repair or replacement. Judy Ford seconded, and it passed unanimously.

9. Adjourned at 8:06 pm

Jack Hirn, Secretary