

**SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

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

**Minutes**

**REGULAR BOARD MEETING**

**Monday, December 5, 2011**

**7:00 PM**

**Palm Room, Spruce Creek Country Club**

1. Call to Order- President Russ Faller called to order at 7:03 pm at the Palm Room, Spruce Creek Country Club. Other directors present: Alan Baltz, Brent Canup, Joan DeVincenzo, Jack Hirn, Judy Ford and Mike Hay.
2. Proof of Meeting Notice- Affirmed by Mike Hay, VP
3. Communications- Karen Stack of 1930 Spruce Creek Landing requested that repairs be made on some of the equipment at the Children's Playground and that weeds be treated.(Repairs are being done). Butch Stevens of 1708 Baron Court turned in a letter with petition at the meeting, and Tom Evernham of 1813 Wright Dr. turned in a letter at the meeting, both recommending that the Airport Manager position remain a volunteer position with no stipend as listed in the 2012 budget. Eileen Gaines of 3139 Waterway Place turned in a letter and petition again stating disagreement with the fence at the Children's Playground which prevents motorized vehicles from driving around lake 19 in the Reserve but does allow foot traffic.
4. Approval of Prior Minutes- The minutes of the November 1, 2011 Board meeting were presented. After Alan Baltz recommended a change in wording, there was unanimous approval.
5. Open Forum: Butch Stevens of 1708 Baron Court, Tom Evernham of 1813 Wright Dr., Mel Stanley of 2021 King Air Ct., Pete Austen of 2020 King Air Ct., Wayne Dreier of 1911 South Creek Blvd., Fred Telling of 2068 Country Club Dr., and Pat Corbett of 3184 Royal Birkdale Way were opposed to any payment for the Airport Manager, and that a payment would hurt volunteerism in general in the community. Betsy Turner of 45 Lazy Eight Dr. said volunteers are needed.  
Other budget comments: Ralph Haven of 1913 South Creek Blvd. felt the payroll should be cut 10%; Richard Merlino of 3319 Oak Vista Dr. was unclear about the total budget amount; Wayne Dreier of 1911 South Creek Blvd. questioned Directory costs (paid for by advertising) and social events (Annual Bonfire, Newcomer's Parties, etc.); Fred Telling of 2068 Country Club Dr. questioned how realistic income was for Security and Update magazine; Sal DeVincenzo felt airport budget too high (although without stipend for the Airport Manager it is less than last year's budget); Betsy Turner of 45 Lazy Eight Dr. questioned expenses for aquatic control, grounds maintenance, and pesticide applications compared with the contracts (Public

Works Superintendent Art Horton indicated there were extras and some tree trimmings performed not included in the contracts); she also asked why no income from Four Seasons (Treasurer Alan Baltz explained that funds built up from previous Four Seasons payments were being utilized).

Dave Ford of 2148 Springwater Lane said that he felt the fence restricting motor vehicles from driving around lake 19 in the Reserve was not needed. Abner Ganet of 3308 Oak Vista Dr. said that the Board is the ultimate decider of budget items, and not the Airport Committee or other committee.

President Faller thought that it would be preferable for those who oppose any payment to the Airport Manager to meet with the Airport Committee on Wednesday to discuss the issue and air differences. However, after the open forum discussion, he wanted to get the feeling of the Board regarding the issue and asked for a motion to remove the line item for a stipend for the Airport Manager. Jack Hirn moved that the line item for payment of an annual \$6,000 stipend for the Airport Manager be removed and the funds be put in Reserve, Joan DeVincenzo seconded, with unanimous approval.

6. Reports:
  - a. President Russ Faller- Residents have expressed their appreciation for the new sign at the front gate which is easier to read. Also, repairs are being made at the Children's Playground with powder coating of the basketball backboards and chain basketball nets. The teeter totter is repaired.
  - b. Vice President Mike Hay- None
  - c. Treasurer Alan Baltz- The Operating budget is 8% under budget through ten months. Net Accounts Receivable is \$133,000, with \$129,000 of the \$133,000 accounted for by individuals either bankrupt, in foreclosure, or in collection. The remaining \$4,000 is mostly due to those on a payment plan.
  - d. Assistant Treasurer Judy Ford- Alan Baltz has explained the financials. Beautification of the community is in progress with repairing and painting the Country Club Estates sign, replacement of the light, bushes removed, dirt placed, sod will be placed, and new bushes paid for by the Garden and Nature Club will be planted. Also, the inside walls and floor of the POA hanger will be painted in March, and new chairs will be purchased.
  - e. Secretary Jack Hirn- None
  - f. Director Joan DeVincenzo- None

- g. Director Brent Canup- None

Committees:

- 1. Airport Authority- Bob Spillman- None
    - a. Airport Manager- Vern Hendershott- None
  - 2. Architectural Review- Peter Pierpont- We are working on coordinating with the County the footprint for 30% coverage of a lot when building so that it is simple to understand. Also, the forms on the POA website will be modified to include the need for drainage closeout as built drawings.
  - 3. Budget and Finance- Alan Baltz- None
  - 4. Children's Recreation- Jennifer Kosmo- President Faller reported that Breakfast with Santa was well attended with 100 or more children along with parents and grandparents. Children's Recreational Committee has been very busy lately.
  - 5. Legal and By-Laws- None
  - 6. Public Works- Ray Gage- None
  - 7. Safety and Security- Gene Ledda- Contractors are being notified not to park commercial equipment overnight at the Childrens' Playground area. Also, the Community Enforcement Review Committee is looking for volunteers. It will be composed of members not on any other committee in Spruce Creek.
  - 8. Update- Barbara Roush- None
  - 9. Community Relations- Marilyn Vogelpohl- The 2012 Directory will be presented this week. Decorations will be put up tomorrow.
7. Old Business-
- a. Annual Bonfire- is this open for everyone? Planning – Marilyn Vogelpohl reminded everyone that the Annual Bonfire is for Spruce Creekers, not outsiders. It will be on January 21.

- b. Approval of 2012 Budget – After the Board had heard from the members as reported above, and after revision of the budget with the Board motion above, Jack Hirn moved to approve the budget, Brent Canup seconded, with unanimous approval.

8. New Business-

- a. Notice of Annual Members' Meeting- The meeting will be held on Friday, January 27, 2012, noon, in the Palm Room, Spruce Creek Country Club. Those wishing to run for the Board need to submit their name in writing to the POA office before 4 pm Wednesday, December 28, 2011. A one page 8½ X 11 resume may be submitted as well with their name. Additional information will be sent out in early January.
- b. Car Meet Planning and Safety Issues- A recent meet continued after sunset with difficulty seeing the cars, difficulty finding space to park all the cars, pedestrians on the taxiways in the dark, and temporary use of the emergency light tower. President Faller is in favor of meets of Spruce Creek car owners, but is directing Chair of the Safety and Security Committee Gene Ledda, Director of Security Keith Sprague, and Airport Manager Vern Hendershott to work with the Board to establish guidelines and a protocol for conducting these meets in a safe manner.
- c. Permitted Use of Portable Light Tower with Diesel Generator- On August 17, 2010, the Airport Authority Committee discussed and recommended the purchase of a portable light tower with diesel generator for our airport, primarily for emergency operations. The light tower use is also authorized for SCPOA sponsored functions, example at the Annual Bonfire. Joan DeVincenzo moved to confirm the above stated light tower use, Mike Hay seconded, with unanimous approval.
- d. Replacement of Main Gate Generator- The current generator is undersize for the increased load with the gate system, sign, etc. It is also rusting and not expected to be reliable much longer. Public Works recommends replacing the unit with a better grade (Kohler) and larger capacity 14 KW unit to be installed by Cunningham (pending additional bid) not to exceed \$8,300 to be paid for from Reserves. (see attached) Mike Hay moved to approve, Alan Baltz seconded, with unanimous approval.
- e. 2012 Road Program- MBV Engineering prepared plans and specifications. Public Works sought bids from 4 companies, and 3 bids

were received: Asphalt Paving Systems @ \$515,111.84, Roadway Management @ \$535,462.05, and Miller Group @ \$586,099.54. Asphalt Paving Systems is the low bidder and successfully completed the 2011 road program and Public Works recommends them for the 2012 road program. Public Works recommends the Board approve a total of \$540,000 to include additional Portland cement required over the stated 3%, density testing of the newly paved surfaces and a contingency factor. This will be funded from Reserves. (see attached) Brent Canup moved to approve, Judy Ford seconded, with unanimous approval.

- f. 2012 Road Program Engineering- MBV Engineering provided a proposal to prepare plans and specifications for bidding of the 2012 road program as well as construction observation, project administration, material testing, quality control, engineering, and construction management per the enclosed proposal in the amount of \$37,900 plus consumables. Public Works recommends approval. This will be funded from Reserves. (see attached) Judy Ford moved to approve, Brent Canup seconded, with unanimous approval.
  - g. Corrugated Metal Pipe Replacement- These drains that run under Spruce Creek Blvd. will be replaced prior to reclaiming and paving the section of Spruce Creek Blvd. in the 2012 Road Program. Bids were: Hardy @ \$65,920; Weber @ \$73,975; Hazen @ \$83,566. Hardy Construction has completed many storm water installations and repairs throughout Spruce Creek with very positive results. Public Works recommends the Board approve Hardy Construction bid. This will be funded from Reserves. (see attached) Alan Baltz moved for approval, Jack Hirn seconded, with unanimous approval.
- 9. The next Board of Directors meeting will be Tuesday January 3, 2012, 7:00 pm in the POA hangar.
  - 10. Adjourned at 8:15 pm

Jack Hirn, Secretary