



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

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

**APPROVED**

**Regular Board Meeting**  
**Tuesday, February 1st, 2011**  
**7:00 PM**  
**SCPOA Hangar**

1. Call to Order- President Russ Faller called the meeting to order at 7:04 PM at the POA hangar. Other directors present: Alan Baltz, Brent Canup, Joan DeVincenzo, Judy Ford, Mike Hay, and Jack Hirn.
2. Proof of Notice of Meeting- affirmed by Richard Kjellstrom, GM.
3. Communications- Letter from Barbara Clark regarding their property at 2 Beech Blvd. Letter from Tom Evernham regarding the gas pump at 1 Beech Blvd.
4. Approval of Prior Minutes, (Attached) Regular Board Meeting January 4<sup>th</sup>, 2011– Alan Baltz asked to have the names of the Board members listed who were present as is customary. With this correction, without objection the minutes were approved.
5. Open Forum- Bob Colgan, Springwater Lane commented on the unsightly ATT orange markers that are in various parts of the community. He stated that it is obvious that the other utilities do not have them, why ATT. Barbara Rouse said that it is required by utility codes, as did Ray Gage.
6. Reports:
  - a. President Russ Faller- thanked everyone for his reelection to the board and to the board for reelecting him as President. He thanked the community for its support this past year. Windsock Park is being irrigated, the walkway at Eagle Lake is being replaced among other improvements. Wings and Wheels will take place this year, tentatively March 19<sup>th</sup>. Sadly, another of our members, Jim Poel, has recently died and there will be a memorial service for him.
  - b. Vice President Mike Hay- No report
  - c. Treasurer-Alan Baltz- At year end 2010 there was \$117,000 in delinquent assessments. Currently this has been reduced to \$101,000, not including the 2011 assessment. There are 30 accounts past due: 18 are in bank foreclosure; 5 bank owned; 5 in collection from SCPOA and 2 in bankruptcy. The POA billed a little over \$2 million for the 2011 assessment and currently have collected \$1.4 million with \$650 thousand outstanding. We are off to a good start.
  - d. Assistant Treasurer Judy Ford-No report
  - e. Secretary Jack Hirn- thanked the board for reelecting him as Secretary and promised he would spend more time performing his duties on those items that go out under his

signature.

f. Director Joan DeVincenzo- No Report

g. Director Brent Canup- No report

Committees:

1. Airport Committee- Bob Spillman, Chair reported that the Airport Committee has been very successful with the GPS/LOA process with the FAA. Also the restriping of Beech and Cessna has mostly been done. He commented the 1 Beach is now owned by Yelvington Aviation and they wish to reposition the dispensing station to either across Beech taxiway on the POA property or move it out farther on their property. The request must go to the ARC for their approval.
2. Airport Manager, Sal DeVincenzo- No report
3. Architectural Review Committee- Tom Sheehan commented that the ARC is reorganizing itself including adding new members, restructuring its operating policies, procedures, and practices simultaneously with fulfilling its mission to oversee general community development, maintenance and enhancement and provide Architectural Reviews and assistance to individual property owners in achieving efficaciously their architectural objectives while protecting all property owners from unwanted infringement, nuisance, or infrastructure damage. It will be reviewing the Yelvington proposal regarding the Beech fuel pump location.
4. Budget and Finance Committee- Marge Cummock- No Report
5. Children's Recreation Committee-Jennifer Kosmo- The committee is meeting February 2, 2011 to plan a movie night in March. She commented that Wings and Wheels is on this year for March 19<sup>th</sup>.
6. Legal and By-Laws Committee- currently not meeting
7. Public Works Committee- Ray Gage- commented that Eagle Lake cart path is progressing and will be complete by late February. Windsock park sprinklers time turned on will be adjusted as needed so as not to impact members use. The sandy areas will be sodded.
8. Safety and Security- No report
9. Update Committee- Barbara Roush reported that due to change in rules and procedures of the USPS, the cut off date for the Update magazine will be on the 5<sup>th</sup> of each month rather than the 10<sup>th</sup>.
10. Community Relations- Judy Ford reported that the Bonfire was a huge success, with more people, although not sure where some of these people came from. One family brought 13 guests. The beer and wine ran out by 7:00 PM, but there was a significant amount of left over food which was donated to the Domestic Abuse organization. Michael T was a good performer;

however, some attendees reported that it was difficult to hear him.

General Manager- commented that the Sheriff gave two tickets to the same individual, one for not pulling over and the second for a moving violation. There was a robbery in the community: a resident who had lady visitors had his laptop stolen, apparently, by one of them.

7. Old Business:

None

8. New Business:

- a. The Architecture Review Committee is recommending that John Ericsson, 1971 Country Club Drive, be appointed as a member of the committee. Brent Canup made the motion, Joan DeVincenzo seconded and the motion was approved unanimously.
- b. Approval to change signatures on Bank of America and Merrill Lynch Funds. Jerry Probst's name must be removed from all six accounts. Alan Baltz, Judy Ford and C. Brent Canup names must be added to three Bank of America accounts. Alan Baltz and Judy Ford must be added to the three Merrill Lynch accounts for transferring funds to Bank of America as necessary. Mike Hay made the motion, Joan DeVincenzo seconded and the motion was approved unanimously.
- c. Sink Hole in existing Corrugated Metal Pipe on the left side of the tenth fairway, near the intersection of Spruce Creek Boulevard and Country Club Drive. The Public Works Committee recommends that we remove the CMP and mitered end, and replace with 20' of HDPE (high-density polyethylene) pipe with a mitered end, grade the remainder (100') as a swale. It will be sodded with standard Bermuda grass as discussed with the Golf Course Superintendent. Cost is \$9,220.00 out of operating drainage funds and the work will be done by Hardy Construction. The Country Club has been notified of this work, since it is on their property, but the POA is responsible for all drainage on the easements and right of ways. Brent Canup made the motion, Judy Ford seconded and the project was approved unanimously.
- d. The POA wishes to build a new storage building adjacent to the RV storage lot. The Public Works Committee recommends the approval of \$75,000 from Capital for the purchase and construction of this building. The winning bidder proposal will be presented to the Public Works Committee prior to awarding the contract. Treasurer Alan Baltz noted that the funds were in the 2011 budget. He made the motion, and Brent Canup seconded. Russ Faller, Brent Canup, Alan Baltz and Joan DeVincenzo voted to approve, while Mike Hay, Jack Hirn and Judy Ford abstained. The motion passed.
- e. 2011 Road Program: the PW sought bids from three reclamation contractors and one paving contractor for this year's reclamation and paving program. Bids were received from three reclamation contractors. The paving contractor declined to bid. The bids were opened, reviewed by MBV and PW, and it was decided to contact all three bidders and have them provide a "best and final" bid. The final bids were received and reviewed by MBV and PW. The results:

1. E.J. Breneman, LP \$464,032.80

- 2. Ranger Contracting \$530,896.17
- 3. Miller Group \$557,878.78

The PW Committee recommends the board approve \$540,000 from the reserve funds for road reclamation and paving project this year. This would include:

Engineering	\$ 25,000 for 2011 and out years
2011 Road Program	\$464,032.80
Add Taxiway Hotel	\$ 36,000
Contingency	<u>\$ 14,967.20</u>
 TOTAL	 \$540,000

Treasurer Alan Baltz noted that the funds were in the 2011 budget. Mike Hay motioned for approval, Alan Baltz seconded and the reserve project was approved unanimously.

9. Volusia County Stormwater Fee Credits:

The POA has asked MBV(our engineering firm) to process application paperwork for the 18 communities within Spruce Creek that are eligible for credits.

- 10. The next Board of Directors meeting will be March 1<sup>st</sup>, 2011 at the SCPOA hangar.
- 11. At 7:49 PM President Russ Faller made the motion to adjourn into Executive Session. He commented that the board would be discussing personnel issues and would then come back and adjourn the regular meeting. Residents were more than welcome to remain, but after the executive session, the meeting would be adjourned.
- 12. After the meeting was reconvened, it was adjourned at 8:50 PM

Jack Hirn, Secretary