



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

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

**APPROVED**

**Regular Board Meeting**

**Tuesday, March 1st, 2011**

**7:00 PM**

**SCPOA Hangar**

1. Call to Order- President Russ Faller called the meeting to order at 7:00 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 Mr. Wolfgang Fehlhaber, 1938 Spruce Creek Landing regarding trespassing near Lake 7 in the Lakes subdivision. He reported that people go around the fence, fish in the lake and when chased off by SCPOA security, they harass the residents by cracking whips and shooting weapons. He also reported that the fence had collapsed. The POA will investigate.
4. Approval of Prior Minutes, (Attached) The minutes of the February 1, 2011 meeting were presented. Alan Baltz moved for approval, seconded by Jack Hirn, approved unanimously.
5. Open Forum- King Heberle, 59 Lazy Eight Drive, was concerned about the firing of the weapons and what law enforcement could do. Response was that the POA would continue to pursue this issue. Jack Hare, 2142 Springwater Lane, understands the BOD is considering installing a gate on Lake 19 (east of Springwater Lane) to keep out ATV's, dirt bikes and golf carts. He commented that \$1,600 is a lot to spend on this. He would like to see the area remain open, since that is one of the few places dog owners can run their dogs safely.
6. Reports:
  - a. President Russ Faller- President Faller wanted to thank the Canup's for hosting the Newcomers Party. He commented that the highlight of this month was the Goodyear blimp fly by. It was the largest crowd in Spruce Creek history at Windsock Park, especially since it was not advertised. The planning was done on the spur of the moment. There were lots of tail gate parties and much fun.
  - b. Vice President Mike Hay- None
  - c. Treasurer-Alan Baltz- Net AR due as of 11:00 am, March 1, 2011, \$330,000, 39 residents on payment plan totaling \$26,000, 30 properties in collection, bankruptcy or bank foreclosure. Total collected is 89% of 2011 assessments. POA office has done a super job in following up on the accounts. January expenses were on budget, but too early to report on February since the month closed on Monday. Expense wise we are off to a good start.
  - d. Assistant Treasurer Judy Ford- None

- e. Secretary Jack Hirn- Reported that he affirmed that all BOD members had signed the signature cards for Bank of America.
- f. Director Joan DeVincenzo- None
- g. Director Brent Canup-They are hosting the Newcomers Party on March 9<sup>th</sup> at their home.

Committees:

1. Airport Committee- Chair, Bob Spillman, said that at the February meeting there was a recap of the race and rally, which went well except for one case of pilot communication. At last month's and at tomorrow's meetings, the committee is addressing the Yelvington fuel farm project. It is proposed that it be on the west side of Beech Blvd. Also, a request was made to taxi large helicopters down Cessna hovering on wheels. The Committee is concerned about prop wash, and prefers that the helicopters only operate from the designated helipads. Mr. Spillman commented that the pilots should respect the property of adjoining areas near the Yelvington fuel farm.
2. Airport Manager, Sal DeVincenzo- commented that everything is going well. New windsocks are being installed.
3. Architectural Review Committee- Peter Pierpont reported the need to have more residents on the committee. He also provided ARC reports to the BOD. The ARC has approved nine projects year-to-date. Only one was disapproved for paint color of a house.
4. Budget and Finance Committee- None
5. Children's Recreation Committee- None
6. Legal and By-Laws Committee- None
7. Public Works Committee- Ray Gage- In lieu of Ray Gage, Art Horton, Public Works Superintendent, made the following comments: Windsock Park has been over seeded and residents are asked to keep their vehicles off of the dirt area for a couple of weeks to allow the grass to germinate. Eagle Lake project is almost complete. On Springwater at the RV storage area, the POA is building a 40X75 foot storage building. The 2011 road program will start at the end of this month including Four Seasons, King Air and Canadair Court. Problems continue with residents taking metal wheeled carts on our roads and taxiways with the wheels damaging the roads and taxiways.
8. Safety and Security- None
9. Update Committee- Barbara Roush, Editor, indicated that there are issues with USPS delaying the delivery of the magazine. The cut-off date for publishing has been moved up to the fifth day of the month. The committee is looking at new local publishing companies to speed up the delivery.

10. Community Relations- Judy Ford, substituting for Marilyn Vogelpohl, commented that the Newcomers' Party is March 9<sup>th</sup>. Judy mentioned that the committee was still taking RSVP's.

11. General Manager- Richard Kjellstrom mentioned that we would be scheduling the volunteer thank you party in the coming weeks, and would ask the board to donate for the event.

7. Old Business:

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 (200') 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 at the February 1<sup>st</sup> BOD meeting. Spruce Creek Country Club has asked that this be deferred so as to not disrupt play on the course and they will revisit this project at a later time. Their Golf Course Maintenance staff will see if they can make a temporary repair. Brent Canup made the motion to cancel the project and unobligate the funds, Judy Ford seconded and the motion was passed unanimously.

8. New Business:

a. The Budget and Finance Committee recommends that Anne Moses of 3255 Vail View Court, Jan Burnside of 1823 Lindbergh Lane and Mr. Robin Peterson of 2152 Springwater Lane be approved as new members of the committee. Brent Canup made a motion to accept these nominees, Jack Hirn seconded and it was passed unanimously.

b. The Safety and Security Committee recommends that Robert Monroe of 1901 Sprucewood Way and Ray Cole of 1770 Roscoe Turner Trail be approved as new members of the committee. Brent Canup moved to accept these nominees, Jack Hirn seconded and it was passed unanimously.

c. The Public Works Committee has discussed in detail about use of the common area on the south and east back side of Lake 19, Springwater Lane. Residents have reported that golf carts, dirt bikes and 4 wheelers are being driven around the back side of the lake, killing the grass, eroding the bank, especially on the south side. The committee discussed the alternatives of an entrance that would only allow walkers (no bikes or cycles) or fence only to allow for maintenance. The Public Works Committee recommends that the area be closed off by fencing that would be gated to allow mowing equipment through at cost of \$1,660. See attached Memo from PW Superintendent.

There was discussion. Judy Ford asked if we had polled any residents since it is a common use area. Art Horton commented: "have had input from residents, from the playground to the corner of the lake, across from Springwater Court, is main thorough fare. A big pine tree basically behind 2148 Springwater Lane stops the traffic from going

anywhere. From what we find on a regular basis, lots of dogs, walking dogs, carts, problems over the years with ATV's, dirt bikes where over the years, all the grass is gone, some residents do not use the dog receptacles." Discussion continued. Public works had three proposals: no fence, limited access to walkers, or access for lawn maintenance equipment only. President Faller asked if balusters would work. Triple AAA Fence said they would not work. VP Hay was concerned about blocking off common use area to residents, maybe limit it to walkers. President Faller would support limiting access to walkers only. Secretary Hirn commented that there is not much support for the fence, only residents interested in keeping it open. Brent Canup recommended to send it back to the Public Works Committee for review. Jack Hirn made the motion to table, Judy Ford seconded, and the motion was approved unanimously.

- d. The Public Works Committee recommends that the BOD approve the attached policy regarding swale filling. Saint Johns Water Management District does not have oversight of single family residences. This would enable the POA to control the proper filling of swales. The owner of a SC property would complete an application in the attached package and it would be reviewed by the Architecture Review Committee and an engineer consultant. The fee for engineer review would be \$250. Discussion ensued, the program was explained. Mike Hay made a motion to pass, Joan DeVincenzo seconded and it carried unanimously.
- e. 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. The existing 7 tie downs would be moved north of the current location at the expense of Mr. Yelvington. This request still requires approval of the Airport and Architecture Review Committees. President Russ Faller can discuss this in greater detail. Discussion ensued. It will be presented to the Airport Committee. Mike Hay would like to see the details of the project, placement of the fueling area. There is no lease agreement to review until the concept is reviewed and recommendation is made by the Airport Committee and ARC. The Airport Chair asked that the Board ensure that the 7 tie downs be equal in quality to what we currently have. No Board action taken at this time.

Motion to adjourn at 7:56 PM by Brent Canup, second by Mike Hay, all approved.

Jack Hirn, Secretary