

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

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

**APPROVED MINUTES  
REGULAR BOARD MEETING**

**Tuesday, May 3<sup>rd</sup>, 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 Meeting Notice- Affirmed by Richard Kjellstrom, GM
3. Communications- Email from King Herbele- requested the Board to change the rule regarding only allowing yard refuse to be placed curbside 24 hours before pick up. He stated he works and can only do yard work on weekends and then he would have to go to great effort to then move it again on Thursday. He also wondered if the pickup day could be changed. Mike Hay said we could check with the county (he found out later that the county assigns certain days to certain areas in the county). He also suggested putting the yard waste in a wheeled cart for easy transport to the curb.
4. Approval of Prior Minutes- The minutes of the April 5, 2011 Board Meeting were presented. Alan Baltz motioned for approval, Judy Ford seconded, approved unanimously.
5. Open Forum: Sharon Goldish, Skyhawk Court, commented that there are six or seven homes with dead grass and wanted to know what the POA can do regarding that. She was told that the POA can write letters to the residents to encourage them to keep up their lawns. It was recommended that she contact one of the prominent landscapers for professional advice for her own lawn problems. The cold weather earlier apparently damaged many lawns.  
  
Butch Stevens, Baron Court was concerned about Security vehicles idling together in one spot and wondered if there was overstaffing. Gene Ledda, Chair of Safety and Security, will discuss this at their next meeting.
6. Reports:
  - a. President Faller- Absent from the meeting.
  - b. Vice President Mike Hay-None
  - c. Treasurer- Alan Baltz- At the end of April receivables were approximately \$190,000. Of this amount, \$128,000 is due from people

who are in either foreclosure or bankruptcy making collection very difficult or impossible. This leaves a balance of \$62,000 which we're actively pursuing. Although April financials are not final, preliminary results indicate we are operating under budget.

- d. Assistant Treasurer Judy Ford- None
- e. Secretary Jack Hirn- None
- f. Director Joan DeVincenzo- None
- g. Director Brent Canup- The new Public Works storage building has been delivered and the concrete floor has been laid.

Committees:

1. Airport Authority- Bob Spillman (Bud Harter reported on behalf of Bob Spillman who is on vacation) TFR's are commonly ignored by some Spruce Creek residents. The Airport Authority Committee had four members stationed on the runway to warn aviators not to take off. One violation occurred and the FAA was looking for the errant pilot. AAC meeting will be May 11, 4 pm instead of May 4<sup>th</sup>.
2. Airport Manager- None
3. Architectural Review- Peter Pierpont- provided minutes, with action taken on thirteen requests. There is an emerging problem with a resident who wants to install a twelve foot wind turbine. It will be necessary to review this with state and county authorities. There is a new campaign to catch up on ARC non-approvals, not make them undo what they did, but to ensure that residents understand the need to request approval for changes to homes and landscape going forward.
4. Budget and Finance- None
5. Children's Recreation - Jennifer Kosmo- Sharon Goldish, speaking on behalf of Jennifer Kosmo, thanked Public Works for playground cleaning May 13, the end of school party at Spruce Creek Country Club. In August there will be a back to school party.
6. Legal and By-Laws- None

7. Public Works- Ray Gage- Until the last four or five years, no planning, no guidance, and drainage on Slow Flight done poorly years ago. Weekly maintenance surprises now, and metal pipes are failing. Thanks to BOD, Art Horton, Richard Kjellstrom and engineers for their hard work taking care of these problems.
8. Safety and Security- Gene Ledda- The committee recommends that Dave Gitelman be approved as a new member.
9. Update- None
10. Community Relations- None
11. General Manager-Richard Kjellstrom- None

7. Old Business- At the February 1<sup>st</sup>, 2011 BOD meeting the 2011 Road Program was approved with EJ Breneman, LP as the contractor at a price of \$540,000 which included:

Engineering	\$25,000.00	for 2011 and out years
2011 Road Program	\$464,032.82	
Add Taxiway Hotel	\$35,000.00	
Contingency	<u>\$14,967.20</u>	
Total @	\$540,000.00	

Circumstances have caused the POA to engage another contractor, Asphalt Paving Systems, Inc. (APS). APS has provided a bid of \$462,559.08 which includes paving the playground parking lot and drive, and milling, and repaving the 100' north of Spruce Creek Boulevard by the intersection of Country Club and Spruce Creek Boulevard. Only the engineering of \$25,000 needs to be added to the new bid for a total \$490,000. This will ratify the recent approval by a majority of the board members. (Attch.) Brent Canup motioned for approval, Alan Baltz seconded, discussion followed with unanimous approval.

8. New Business-
  - a. CMP failure near the intersection of Country Club Drive and Spruce Creek Boulevard, 100' north going under the boulevard. Hardy and Weber provided bids with Hardy at \$14,480 and Weber at \$18,081. This repair requires elliptical RCP (concrete pipe) rather than HDPE pipes since there is insufficient cover underneath the existing roadway. Public Works recommends Hardy with the funds coming from the reserve. (Attch.) Judy Ford made the motion to approve, Brent Canup

seconded, discussion of paving repair (because of the small area to be paved, Hardy will do the repair. This was a concern since APS will be doing the 100' directly south of this work), vote was unanimous.

- b. A recent playground review by Jennifer Kosmo, the Chair of the Children's Recreation Committee, Judy Ford and Richard Kjellstrom indicated numerous repairs and improvements were necessary for the enjoyment of our junior residents. Many of the necessary repairs have been completed. A new tire seat has been installed, the equipment has been power washed and the wall is in the process of being repaired. It has been recommended that the fenced in area be enlarged so as to allow more open space for the enjoyment of the residents. The south fence would be removed and replaced with 4' high 8 gauge fence that would extend to 25' from the lake, with an additional 25' extension installed to allow foot traffic to go behind Lake 19. The fence currently there is a lesser quality than planned. The cost is \$6,914.90, which would come from the Playground reserve funds. Public Works Committee recommends approval. (Attch.) Judy Ford discussed the need to have a controlled area for the children, and concern for vehicle traffic on back of Lake 19. If they need a golf cart to walk a dog, go around to Lake 31 (Eagle Lake). Judy Ford made a motion to approve, Joan DeVincenzo seconded. Discussion, Alan Baltz said this is a compromise. Vote was five in favor with Jack Hirn voting no. The motion passed.
- c. The Public Works department has recommended that due to the poor condition of the sod at the north entrance that it be replaced at a cost of \$6,000. The Public Works Committee has recommended approval, but not unanimously. Currently the POA is soliciting bids for upgrading the appearance of the north entrance. This is a 2012 project which would include total re-landscaping. Management does not recommend this project, but save the expense until a decision is made on the front entrance. (Attch.) Discussion, Brent Canup not in favor prior to this time, however believes this is ok now. Alan Baltz had a question about how far the new design would go. Richard Kjellstrom said to the bridge. Mike Hay asked if the sod replacement would be from the guard house to the bridge, and not involve from Taylor road to the guard house. The answer was yes. Jack Hirn motioned for approval, Brent Canup seconded, with a unanimous vote.
- d. (Mr. Hampton has indicated that the PW Committee is working so well, they do not need him. Please withdraw the following request.)

The Public Works Committee recommends that Mark Hampton, of 1813 Spruce Creek Boulevard be approved as a new member of the

committee. Mr. Hampton has years of experience in the public works area.

- e. As a result of the resignation of the Airport Manager, the Airport Authority Committee solicited volunteer applicants for the position and interviewed four candidates. They presented their findings at a Board Workshop held on April 21<sup>st</sup>, and recommended that the Board approve the selection of Vern Hendershott, 1821 Eagles Crest Drive as the new Airport Manager. Judy Ford made the motion to accept Vern Hendershott as Airport Manager effective May 9th, Jack Hirn seconded, and unanimous approval.
  - f. The Safety and Security Committee recommends that David Gitelman of 1980 Rutgers Place be approved as a new member of the committee. Jack Hirn made the motion to approve, Judy Ford seconded, and the vote was unanimous.
  - g. ARC recommends that Bruce Williams be approved as a new member of that committee. Alan Baltz motioned to approve, Joan DeVincenzo seconded, with unanimous approval.
9. Adjourn- at 7:52 pm Judy Ford motioned for adjournment and Alan Baltz seconded. The board voted unanimously.

Jack Hirn, Secretary