

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

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

**Minutes  
REGULAR BOARD MEETING  
Tuesday, November 1, 2011  
7:00 PM  
SCPOA Hangar**

1. Call to Order- President Russ Faller called to order at 7:00 pm at the POA hangar. 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- Margaret Schreiber, Terry Severson, Carol Daimler, and Donald Bailey have sent correspondence which have been answered as well as possible.
4. Approval of Prior Minutes- The minutes of the September 13, 2011 Board Meeting were presented. Mike Hay moved for approval, Brent Canup seconded, approved unanimously.
5. Open Forum: Eileen Gaines of 3139 Waterway said she is circulating a petition to remove the fence that prevents golf carts from driving around the back of lake 19 in the Reserve Islands. Frank Buquichio of 3111 Waterway Place, Geri Hudak of 3120 Waterway Place, Lynne Cornwall of 3119 Waterway Place, and Harold (Butch) Stevens of 3225 Vail View Dr. also don't like the fence.  
Noble Bowie of 1966 Country Club Dr. commented on improved drainage with the concrete drains which had been installed. He wondered if there would be more improvements on Country Club Dr. Art Horton, Superintendent of Public Works, stated that an engineering survey was done, but no additional drains are planned. Rick Soltes of 1955 Country Club Dr. asked if residents would be required to put in drains. The answer was no. Mel Stanley of 2021 King Air Ct. had complained about trash and junk cars at the September meeting, but did not want to see "trash police" or have overbearing regulations.  
Barbara Clark of 2068 Country Club Dr. asked that the Board consider requiring the ARC committee to have Public Works input as needed, particularly for drainage projects.
6. Reports:
  - a. President Russ Faller- Halloween was great this year. Jennifer Kosmo and volunteers did an outstanding job for the Fall Carnival. We will be searching for a new General Manager.

- b. Vice President Mike Hay- None
- c. Treasurer Alan Baltz- The Operating budget is 9% under budget. This is partly related to timing issues. By year end expect 4% or 5% under budget. Accounts Receivable is \$132,000, with \$127,000 of the \$132,000 accounted for by individuals either bankrupt, in foreclosure, or in collection. The remaining \$5,000 is mostly due to those on a payment plan.
- d. Assistant Treasurer Judy Ford- Estimates for painting the walls and floor in the POA hanger are \$2,800 to \$3,000 and up. Also some new chairs are needed. Alan Baltz moved to proceed with the refurbishment, Joan DeVincenzo seconded, with unanimous approval. Also, there is a house on Springwater Lane which is empty and the bank said they will be sending over personnel to clean up bats, squirrels, and raccoons that have found a home there. The Country Club Estates sign has been repaired and painted. The railroad ties will be removed and irrigation supplied by the neighbor adjacent to the sign.
- e. Secretary Jack Hirn- None
- f. Director Joan DeVincenzo- None
- g. Director Brent Canup- None

Committees:

- 1. Airport Authority- Bob Spillman- Cessna taxiway is being converted to guest parking. Beech taxiway will be for annual tie downs. Some pilots are flying badly, not following the rules. Violators will be notified. Lastly, there was theft of avionics from a plane on Cessna.
- 2. Airport Manager- Vern Hendershott- None
- 3. Architectural Review- Peter Pierpont- None
- 4. Budget and Finance- Alan Baltz- None
- 5. Children's Recreation- Jennifer Kosmo- The Fall Carnival last Saturday was well attended with about 400 people including 50 children. It generated about \$900. Also, there will be crafts for the Toy Parade. Lastly, Breakfast with Santa will be December 4<sup>th</sup>.

6. Legal and By-Laws- None
  7. Public Works- Ray Gage- None
  8. Safety and Security- Gene Ledda- None
  9. Update- Barbara Roush- If you have any interesting photos, please submit them for publication in the Update.
  10. Community Relations- Marilyn Vogelpohl- Our first meeting was October 14<sup>th</sup>. We are working on the Directory which will be out in January. Ads need to be submitted by November 15<sup>th</sup>. The Bonfire will be January 21<sup>st</sup>.
- h. General Manager- None
7. Old Business- None
  8. New Business-
    - a. The former General Manager received a letter of termination September 19<sup>th</sup> after a previous executive session where this action was decided. A formal vote is needed in open session to approve this. Jack Hirn moved to approve, Alan Baltz seconded, Brent Canup and Joan Devincenzo voted yes, Russ Faller and Mike Hay voted no, and Judy Ford abstained since she was not in attendance at the executive session. The motion was approved.
    - b. Approval for the President to authorize expenditures for items under \$5,000 each until another General Manager is in place. Also, status report of new General Manager search. Judy Ford moved to approve, Jack Hirn seconded, passed unanimously except for Russ Faller abstaining. Discussion ensued whether or not to begin the search for a new General Manager now or wait until the first of the year. Russ Faller spoke in favor of waiting, indicating training a new manager at this busy time of the year would not be particularly useful. Alan Baltz preferred to look now. Mike Hay indicated that four years ago when a new manager was hired just before the election at the annual meeting, it turned out badly. After discussion, it was decided to wait until January.
    - c. The outlet drainage system of lake 12 along the 10<sup>th</sup> fairway, part of the POA drainage system, has developed multiple holes in the

corrugated metal pipes and must be replaced ASAP. A bid from Hardy Construction is \$17,655 excluding sod replacement. The Country Club will replace the sod at their expense. MBV Engineering feels that the bid is what would be expected for this project. In order to avoid a \$900 engineering fee for additional bids and to avoid the possibility of a fine due to the diversion of water through the pipe holes, and following polling of Board members, the bid was approved. Formal approval is needed. (see attached)  
Jack Hirn moved to approve, Judy Ford seconded, unanimously approved.

- d. The older elliptical storm pipe systems installed prior to present day accepted practices are developing leaks at the joints, leading to sinkholes. Bids were obtained to grout the joints of approx. 440 feet of pipe in the Borman Ct. area. American Inline's quote is quite high as they charge per joint, for a total of \$52,710. Hardy Construction provided a quote of \$14,400. The grouting by American Inline and Hardy Construction are similar and have the same life expectancy. The Public Works Committee recommends Hardy Construction to complete this work at the cost of \$14,400 to be funded from Operating. (see attached)  
Alan Baltz moved to approve, Jack Hirn seconded, unanimously approved.
- e. Public Works received four bids for the 2012 Pesticide and Fertilization contract: Massey Services @ \$20,880, Four Seasons @ \$25,939.80, Power Exterminators @ \$9,486, and TruGreen @ \$8,362.81. TruGreen has held the contract for a number of years and has not raised the price for 2012. They have responded positively to any problems which have arisen. The Public Works Committee recommends TruGreen for the 2012 Pesticide and Fertilization contract. (see attached)  
Judy Ford moved to approve, Joan DeVincenzo seconded, unanimously approved.
- f. Clear Waters, Inc. has been maintaining our lakes as well as the Country Club's for many years and has done an outstanding job. The Public Works Committee recommends the Clear Waters, Inc. contract be extended for 2012 at the same cost as 2011 of \$30,912. (see attached)  
Mike Hay moved to approve, Jack Hirn seconded, unanimously approved.
- g. Tuff Turf was the successful bidder on the Grounds Maintenance contract in 2009 out of four bidders @\$44,000 and have had their contract extended each year at no increase in cost. They have again

held their \$44,000 bid price for 2012. The Public Works Committee recommends the Board approve extending their contract for 2012. (see attached)

Judy Ford moved to approve, Joan DeVincenzo seconded, unanimously approved.

- h. Annual Bonfire- is this open for everyone?- Marilyn Vogelpohl said this is an event for the community, not really for everyone outside of the Creek. It costs about \$3,000 including food and drinks. Perhaps wrist bands could help identify residents. More thought will be given and a possible plan will be presented at the next meeting in December.
  - i. Cert discussion- Judy Ford- The CERT (Community Emergency Response Team) cabinet in the POA hanger was emptied and the old items not usable were discarded upon recommendation of John Stratton who was involved with CERT in the past before it was disbanded. Russ Faller closed the CERT account and the \$1,275 will be put in the general fund for the time being.
  - j. Approval of 2012 Budget to be sent out to the members. The 2012 Budget is subject to final approval at the December 5<sup>th</sup> BOD meeting. President Faller thanked the Budget and Finance Committee for their hard work to keep the assessment unchanged for 2012. Jack Hirn moved to approve, Judy Ford seconded, unanimously approved.
9. The next Board of Directors meeting will be Monday December 5th, 2011 7:00 pm in the Palm Room, Spruce Creek Country Club.
10. Adjourned at 8:05 pm

Jack Hirn, Secretary