

SPRUCE CREEK PROPERTY OWNERS ASSOCIATION, INC.

212-1 Cessna Blvd., Port Orange, FL 32128

APPROVED

MINUTES

REGULAR BOARD OF DIRECTORS MEETING

December 8, 2009

1. **CALL TO ORDER:** President Russ Faller called the meeting to order at 7:00 p.m. at the Spruce Creek Country Club, Palm Room. Other Directors present: Jerry Probst, Joan DeVincenzo, Jack Hirn and Mike Hay. A quorum was declared.
2. **PROOF OF NOTICE:** Richard Kjellstrom, General Manager, affirmed that proper notice of the meeting had been posted.
3. **COMMUNICATIONS:** President Faller commented that we received letters from: David and Laura Munro, and from a resident of Windsor Ct., thanking for the entrance plantings.
4. **MINUTES:**
The minutes of the 11/5/2009 Board Meeting were presented. Mike Hay moved for approval, Joan Devincenzo seconded and the minutes were approved unanimously.
5. **OPEN FORUM:** President Faller commented that each resident could speak for 3 minutes for a total of 30 minutes of open forum. We would try to respond; however, if we did not have the answer, Richard Kjellstrom would get back with you shortly.

The following owners rose to address the Board:

Bob Colgan of Springwater Lane: I appreciate the decrease in mowing costs, but hope that the new workers are all legal and have green cards. Russ explained that this was a concern of the POA as well, and the new contractor, Tuff Turf, which has actually worked in Spruce Creek for many years, reassured us during meetings prior to signing the contract, that all are legal, and documents are provided to the authorities regularly.

Ron Mayer of Spruce Creek Blvd. questioned the bad debt collection progress. Treasurer Probst indicated that we are doing all that we can. The outstanding balance of forty-five accounts is approx. \$149,000. Thirty-three owe one or more years of assessments. The largest is \$11,804. Liens are on all properties, and half or more are in foreclosure.

6. REPORTS:

- A. Russ Faller- The Garden Club has a food drop-off station at the Spruce Creek Fly-In Realty thru the Toy Parade. Also, the recent boil water notice was not POA related, but a Volusia County problem with chlorination. A letter has been sent to the county requesting reimbursement for expenses suffered, for example, by the Spruce Creek Country Club.
- B. Mike Hay- No report
- C. Jerry Probst- see above comments
- D. Jack Hirn- No report
- E. Joan DeVincenzo- No report
- F. Committee Reports.
 - 1. Airport Committee- No report.
 - 2. Architectural Review Committee- Russ Faller commented that it is unfortunately too common to have incomplete paperwork for changes such as paint colors; this can lead to problems for the homeowner.
 - 3. Budget and Finance Committee- No report
 - 4. Children's Recreation Committee- Sharon Goldish said that the November event of games, ice cream, and scavenger hunt at the Country Club was well attended as was the December Breakfast with Santa. The Toy Parade is next week, the Bonfire is in January and the Olympic Day is February 6th.
 - 5. Legal and By-Laws Committee- no report.
 - 6. Public Works Committee-Art Horton, Superintendent of Public Works, stated that following recent heavy rains, the drainage improvements are working very well. Also, he thanked everyone for their patience during the new construction.
 - 7. Safety and Security- No report
 - 8. Update Committee- Russ mentioned that the community is appreciative of the high quality work of the committee.

9. Community Relations- Judy Ford stated that she had turned in the ad money for the Directory, and expects that the amount will surpass the previous ad revenue. The Bonfire will be January 23rd. The Christmas decorations have been put up by the Garden Club, Community Relations, and Art Horton and Keith Sprague.

G. General Manager- Richard Kjellstrom complimented all those mentioned above by Judy Ford for the beautiful decorations.

7. OLD BUSINESS:

None

8. NEW BUSINESS:

a. *Resolution to open bank accounts for Spruce Creek POA, Inc.*

Jerry indicated that consolidating accounts at Bank of America will improve integration with our Merrill Lynch accounts there. Motion to approve by Jerry Probst, seconded by Jack Hirn, with unanimous approval.

b. *Consider and approve the Final 2010 Budget for Spruce Creek Fly-In community.* Russ Faller stated that thanks to the hard work of the Budget and Finance Committee and Richard Kjellstrom, the General Manager, the assessment has not increased and has remained at \$1,350. Jerry Probst indicated that the breakdown is \$826 or 61% for Operating, \$48 or 3.6% for Capital, and \$476 or (rounded) 35% for Reserve. This generates \$2,157,300. He expects the year-end Reserve balance to be approx. \$800,000. Further infrastructure work will be done in 2010, although less than in 2009. Motion to approve by Jerry Probst, seconded by Joan DeVincenzo, with unanimous approval.

President Faller reminded the members that the recent amendment has increased the Board positions to seven from five. There are two Board seats open for the upcoming election. Be sure to submit your resume by the first Monday in January if you would like to be a candidate for the Board.

Merry Christmas and Happy New Year!

ADJOURNMENT: With no further business, the meeting was adjourned at 7:27 p.m.

Jack Hirn, Secretary