

Spruce Creek Property Owners' Association, Inc.
Board of Directors

MINUTES of April 11, 2006 Regular BOARD MEETING

Present at the Spruce Creek Country Club Palm Room at the noticed time of 7:00 PM, April 11, 2006 were all 5 directors, Alan Baltz, Laura Munro, Tim Plunkett, Wally Ritchie and Dawn Sautter. Approximately 200 members of the Association were present.

President Plunkett presided and called the meeting to order at 7:14 PM.

The Chair called for approval of the March 14, 2006 minutes. No changes or amendments were offered and the minutes were then unanimously approved.

The new Property Manager, David Slayback, gave his report to the Board and the members present.

The Treasurer, Alan Baltz, reported that approximately 86% of 2006 assessments had been collected. 225 members are now delinquent for 2006 with ½ of those having amounts owing for prior years. A total of \$289K is receivable. Spending is about \$55K under budget but most of this is due to timing. In reality, we are about on budget overall.

Tony Crawford reported for the Airport Authority Committee. The committee is asking that John Hamlin be appointed as Administrative Assistant to the Airport Manager. Tony also reported that John Van Osdel has resigned as he has moved out of the Fly-In and needs to be replaced by a non-taxiway or commercial member. The committee is also requesting that the Board create an official office for the Airport Manager. Lastly, the committee is requested a truck for the Airport Manager.

Jackie Woods for the Community Relations Committee reported regarding their final event for the year, the newcomer's resident's party which was attended by 37 new members and the Directors of the POA. The committee is adjourned for the summer and will resume meeting in October. Laura Munro, on behalf of the Association, thanked the committee for their hard work and donations for this successful event.

Dawn Sautter reported regarding the ICI easement and the final changes from the Attorney. The revisions include the Annexation language and the jack and bore drilling. There is also an easement back to the POA for an additional 5 foot maintenance easement on each side. Another agreement is to include language in the C&R's informing owners regarding the Airport. There is also another change on the East side regarding a retention pond. The easement also includes language regarding the Annexation issue.

Upon motion made by Dawn Sautter, seconded by Laura Munro and unanimously passed it was **RESOLVED**:

That the proposed Utility Easement to the City of Port Orange and the related Agreements for Maintenance Easements in favor of the POA are approved and the President is authorized to execute the necessary documents to carry

out this effect after the discussed changes have been included into the maintenance Agreement.

Laura Munro discussed the plans for the Annual Meeting for May 6 at the Creekside Middle School. The meeting should be at 1:00PM.

The secretary announced that the documents are being prepared and will be reviewed by the Attorney and approved by the Board next week.

Upon motion made it was **RESOLVED:**

That the annual meeting is now set for May 6, 2006, at 1:00 PM

Upon motion made by the Secretary and unanimously approved it was **RESOLVED:**

that David Slayback is appointed as the Registered Agent for the Corporation.

Upon motion made by the Treasurer and unanimously approved it was **RESOLVED:**

That Bank of America is designated as a depository for the Association's accounts and the Secretary is authorized to execute the necessary documents and attached resolutions to carry out this effect, and that the Association will continue to use the process where some officers are signatories to the Account and the Association Manager and some other officers are utilized for financial controls.

Upon motion made and unanimously approved it was **RESOLVED:**

That the taxiway identified as Indigo is renamed to India and the unnamed taxiway adjacent to Cochran Courtis named Uniform.

Upon motion made and unanimously passed it was **RESOLVED:**

That John Hamlin is appointed as the Airport Administrative Assistant.

Upon motion made and unanimously passed it was **RESOLVED:**

That the administrative office of Airport Manager is created and Sal Divenceo is appointed to that Office with duties and responsibilities to be established by subsequent resolution of the Board.

Dawn Sautter discussed the drainage issue related to Sable Creek. A letter is to be prepared informing the adjacent property owner in Sable Creek of the need for him to restore the area to its natural state.

Upon motion made and unanimously passed it was **RESOLVED:**

That the Dean Mead law firm is to be engaged as the Association's attorney on tax matters.

Upon motion made and unanimously approved it was **RESOLVED**:

That the Glen Eagles Homeowners Association is granted permission to restore to its natural condition, at its sole expense, the temporary opening between Spruce Creek Blvd and Taxiway Golf/Tango. The landscape plans, including any temporary plant protection, shall be submitted to the ARC for approval prior to the work. Any temporary plant protection shall be removed in accordance with the landscape plan approved by the ARC.

Dawn Sautter and Wally Ritchie presented to the Board and the members present an update on their discussions with the country club board and the developer (Spruce Creek Equities). A length discussion by the members then ensued with participation from Jim Dyer, President of the Country Club.

A meeting of the Board was set for Tuesday April 18, 2006 at 6:00PM at the SCOA conference room to approve the annual meeting notice and proxy.

Upon motion made unanimously approved the meeting was adjourned at approximately 9:45.

Submitted May 9, 2006.

Wallace Ritchie
Secretary

Note: Minutes of the meeting are not official until approved by the Board at a subsequent Board meeting. These minutes were approved at the May 9, 2006 Meeting of the Board.