

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

MINUTES OF February 15, 2006 SPECIAL BOARD MEETING

Present at the SC POA office at the noticed time of 4:00 PM, February 15, 2006 were directors Dawn Sautter, Wally Ritchie, and Laura Munro. Directors Plunkett and Baltz were unable to attend as they were at another meeting involving SC POA Business.

Also present at the meeting were approximately 30 members of the Association and invited guest Doug Ross from Intervest Construction Inc. (ICI).

Vice President Sautter presided and called the meeting to order at 5:04.

Vice President Sautter briefly described the request which is for a utility easement to the City of Port Orange for utility pipes to be run under the North Entrance Road to the Fly-In. This entrance road splits the property now being planned for development by ICI as "Brown's Landing".

Doug Ross from ICI, who is also an SCPOA member, described the plans for the proposed development. The proposed development involves 31 lots on the east side and 10 lots on the west side to be built over 3 to 4 years. The development is planned for homes that would sell in the \$700K - \$1,000K range. ICI is also planning the development of its land on the North side of Taylor Rd, which is expected to involve approximately 65 lots.

The chair recognized members for questions and several were raised. One question concerned the possible impact on any future involuntary annexation of the Fly-In by the City of Port Orange. The Brown's Landing PUD is within unincorporated Volusia County. The utility easement is with the city of Port Orange which will be provided the water and sewer utilities for the PUD. Another issue raised involves the disclosure to purchasers of the close presence of the Airport.

Mr. Ross indicated that there should not be a problem with the Airport disclosure. There would also not be a problem in having the plat include a specific dedication of the landscape buffer and fence for maintenance to be provided by the PUD's HOA.

No action on the proposal was taken by the Board at the meeting. Mr. Ross agreed to have the proposed areas for the easement staked for a walk through by the Board.

A last minute item added to the agenda was taken up to approve a late request for use of SC POA property for parking for invited guests of a commercial hangar owner in connection with the display of the "Eclipse" Jet. Directors Baltz and Plunkett waived notice of the addition of this item to the Agenda for this special meeting.

Upon motion made, seconded and unanimously passed it was RESOLVED:

That the President is authorized to approve the request from Spruce Creek Aviation, Inc. for use of the common property for overflow parking for invited

guests and crew associated with the display of the Eclipse Jet with traffic control to be provided by SC POA security staff and airport management.

Upon motion made, seconded and unanimously passed, the meeting was adjourned.

Submitted February 27, 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 March 14, 2006 Board Meeting.