

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

MINUTES OF February 27, 2006 SPECIAL BOARD MEETING

Present at the SC POA office at the noticed time of 4:00 PM, February 27, 2006 were all 5 directors, Alan Baltz, Laura Munro, Tim Plunkett, Wally Ritchie and Dawn Sautter. Approximately 40 members of the Association were present.

President Plunkett presided and called the meeting to order at 4:10 PM.

The ARC's committees request to review the fees for services provided by the ARC was taken up. The Original Declaration provides in Article V.4, concerning approval of building plans, that "The Association shall not be entitled to any compensation for service performed pursuant to this covenant". Upon motion made, seconded and unanimously passed it was RESOLVED:

That the fees previously imposed on applications to the Architectural Review Committee are rescinded effective January 1, 2006.

The President reported that he had spoken to the Attorney representing some of the residents of Sable Creek regarding the drainage issue and that this is no longer a legal issue. The parties are working together to determine the nature, cause, and solutions to the problem.

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

That Tony Crawford, Jack Peck, Charles Kohler, Warren Hoffner, Paul Brevard, and Jerry Borchon are appointed as members of the Airport Authority Committee with John Van Osdel continuing for the additional year of his term. The committee is to report back to the Board following their first meeting with their recommendation for chair and which two members will be serving 1 year terms.

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

That Judy Chiles is appointed to the update committee, Dean Howard is appointed to the Safety and Security Committee, and Roland Marchetti is appointed to the Public Works Committee.

Upon motion made seconded and passed the meeting was adjourned at 5:07.

Submitted March 14, 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.