

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

MINUTES OF January 10, 2006 REGULAR BOARD MEETING

Present at the Spruce Creek Country Club Palm Room at the noticed time of 7:00 PM, January 10, 2006 were directors Tim Plunkett, Dawn Sautter, Alan Baltz, Wally Ritchie, and Laura Munro. Approximately 40 members of the Association were in attendance and the voluntary member sign-in sheet will be filed with the official copy of these minutes kept in the minute book.

President Plunkett presided and called the meeting to order at 7:05.

A motion was made to waive reading of the previously distributed minutes of the December 30, 2005 Board meeting and the minutes were then unanimously approved. The minutes of the December 9, 2006 meeting of the Board were read aloud to members. These minutes were then unanimously approved.

The Chair called for reports from the Officers who then gave brief reports.

The Chair called for any reports from the Committee Chairs.

John Van Osdel from the Security Committee requested that two Board members be designated to hear proposals from vendors regarding gate systems. Upon motion by Munro seconded by Baltz and unanimously approved it was RESOLVED:

That Tim Plunkett and Laura Munro are appointed to hear the proposals and report to the Board.

Tina Farbolin from the Children's Recreation Committee reported that the breakfast with Santa event was a success, the next two months are slow, and the Easter Bunny is the next event.

Roland Marchetti Reported that the ARC had approved one request and turned down two others pending more information from the property owners.

The Unfinished Business of the Young Eagles event was discussed with a report that the requested insurance certificate was now at the office meeting the conditions of the previous approval for the event.

Upon motion by Baltz seconded by Munro, amended, and unanimously approved it was RESOLVED:

That Dave Schaller, Ellie Murray, and Lou Scharr are appointed to the 2005 Audit committee joining Dick Colwell, and Treasurer Baltz to complete the 5 member committee.

The Board heard a presentation by John Hamlin regarding the proposed organization for an Airport Management Team consisting of Sal Devincio, John Hamlin and Jack Watson.

Comments on the proposal were then heard from members including the current Airport Authority Committee. Some members of the committee expressed the view that authority to appoint the Airport Managers rests solely with the committee. No action was taken on the proposal.

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

That Sal Devincenzo shall continue as interim Airport Manager and John Hamlin and Jack Watson shall continue as interim Assistant Managers to replace Peter Rouse and Paul Tehres who retired at year end.

The Board then heard a request from the owner of Lot 271, 1903 Seclusion Drive regarding a request to construct a 6 foot wall along the side lot line in violation of the applicable deed restrictions for the subdivision. The property owner presented his position as did Roland Marchetti for the ARC. One member questioned whether the Board had the authority to overturn a decision of the ARC. The property owner withdrew the request and no vote was taken.

A request from a property owner for the POA to mow a vacant lot was discussed. The public works committee pointed out that there are 21 unimproved properties. A member pointed out the covenants may or may not allow this. The issue was then tabled pending further information.

A painting request for the interior wall in Windsor Court was tabled. A request for permission for an event in the children's park was unanimously approved.

A complaint regarding the tie down policy was tabled.

A complaint regarding Roscoe-Turner Storm Water Issues was tabled.

Lorraine Wahl read a prepared statement accusing the Board of conducting an ongoing campaign of harassment and creating a hostile work environment for the staff and numerous other accusations but refused to furnish a copy of the statement to the Board.

The date of the next meeting was set for 3:00PM January 20, 2006 at the POA office.

Upon motion made, seconded and unanimously passed, the meeting was adjourned at 9:41.

Submitted January 20, 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 January 20, 2006 Board Meeting.