

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

MINUTES OF January 31, 2006 BOARD MEETING

Present at the Spruce Creek Country Club Palm room at the noticed time of 7:00 PM, January 20, 2006 were all five directors; Tim Plunkett, Dawn Sautter, Alan Baltz, Wally Ritchie, and Laura Munro. More than 400 members of the Association were in attendance.

President Plunkett presided and called the meeting to order at 7:08.

A motion was made to waive reading of the previously distributed minutes of the January 20, 2006 Board meeting and the minutes were then unanimously approved.

President Plunkett gave a brief explanation of the purposes of having the Attorney available for this meeting and then introduced Attorney R. Michael Kennedy (Mike) of the firm Landis, Graham and French who is representing the POA. The Attorney had been asked to attend the meeting to provide an explanation to the members of the Corporate structure of Homeowners Associations in Florida and to answer questions from the members on this subject. Questions from several homeowners on the subject were offered and answered. The Attorney had been asked to stay for the rest of the meeting if possible and agreed to stay so that additional questions could be answered later in the meeting.

The Officers gave their reports to the Board.

Public works committee issues were brought up by Dawn Sautter and discussed including work needed on Tango East and the re-bid of the lawn maintenance contract.

Additional questions and answers were taken from members and answered by the Officers and/or the Attorney.

Appointments to committees were tabled until the next meeting.

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

**That the POA will pay the employee portion of FICA and Medicare related to the cash holiday bonuses paid in December and included in corrected W2's so as not to negatively impact the employees.**

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

Submitted February 10, 2006.

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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 February 10, 2006 Board Meeting.