

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

MINUTES of June 13, 2006 Regular BOARD MEETING

Present at the Spruce Creek Country Club Palm Room at the noticed time of 7:00 PM, June 13, 2006 were directors, Tim Plunkett, Wally Ritchie and Dawn Sautter. Approximately 100 members of the Association were present.

President Plunkett presided and called the meeting to order at 7:11 PM.

Reading of minutes of the May 12 meeting were waived and the minutes were unanimously approved.

The Secretary reported that the Florida Department of Revenue would be conducting an audit of the Association's payroll records which was expected to take place in mid to late July.

The property manager David Slayback reported to the board on his activities in the past month mostly related to urgent drainage work. He further reported that he checked for availability of the School for the rescheduled recall meeting for July 15, July 22, and July 29<sup>th</sup>, and only July 29<sup>th</sup> was available.

Tony Crawford for the Airport Committee requested that the Board approve a 2 year lease for \$150 /month for a truck for the Airport Manager which was unbudgeted but would remain within the total budget for the Airport.

Upon motion by Dawn Sautter it was unanimously **RESOLVED**:

**That the two year lease for a truck for the Airport manager at \$150 per month is approved.**

Upon motion by Dawn Sautter it was unanimously **RESOLVED**:

**That the date for the Special Recall Meeting is set for July 29<sup>th</sup> at 1:00 PM.**

The Secretary provided an update on the Tax situation. The Board now has a 34 page written opinion from the Tax Attorney. The opinion remains confidential to protect the Association's attorney-client privilege as recommended by the Attorney.

Peter Jacobs, chair of the Budget Committee requested that the Board approve the revised charters for the finance and audit committees. Upon motion made by Wally Ritchie and unanimously approved it was **RESOLVED**:

**That the present Budget and Finance committee is directed and authorized to review the 2<sup>nd</sup> half budget with each of the committees and provide any necessary revisions and recommendations to the Board as soon as possible.**

Scott Seagraves discussed a proposal to establish a reserve study task force to put together an inventory of common property assets and the plan for completing the reserve study. Upon Motion by Dawn Sautter it was unanimously **RESOLVED:**

**That a Reserve Study Task Force is established to be composed of Scott Seagraves, Mike Hay, Ann Leary, Peter Jacobs, and Sal Divenceo.**

Upon motion by Dawn Sautter it was unanimously **RESOLVED:**

**That the SCPOA will mail the information newsletter from Spruce Creek Equities regarding the proposed development subject to approval of the content by President with the full cost of the mailing to be at the developer's expense.**

Upon motion by Dawn Sautter it was unanimously **RESOLVED:**

**That a Land Development Task Force is appointed to finalized proposed terms and conditions to be voted upon by the members The Task Force will consists of Sheri Keemar, Jim Dyer, Tony Crawford, Ellie Murray, Tim Plunkett and Wally Ritchie.**

Implementation of the Gate project was discussed and differed to a later meeting.

A hardship variance request from the owners of lot 400 regarding a pool setback for an irregularly shaped lot and upon motion by Wally Ritchie it was unanimously **RESOLVED:**

**That the hardship variance is granted as requested subject to the consent of the Spruce Creek Country Club which is adjacent to the lot line involved.**

Upon motion y Dawn Sautter is was unanimously **RESOLVED:**

**That Scott Seagraves is appointed to the Architectural Review Committee.**

The property manager and security committee's request for the approval of the purchase of a used high speed electric golf cart was discussed. It was unanimously **RESOLVED:**

**That the request to purchase of the used golf cart for \$800 is approved.**

The request for approve of hiring a part time accounted at \$50 per hour was discussed and it was unanimously **RESOLVED:**

**That the hiring of the part time Accountant is approved.**

Upon motion made unanimously approved the meeting was adjourned at approximately 8:55.

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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 August 8 Meeting of the Board.