

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

MINUTES OF March 14, 2006 Regular BOARD MEETING

Present at the Spruce Creek Country Club Palm Room at the noticed time of 7:00 PM, March 14, 2006 were all 5 directors, Alan Baltz, Laura Munro, Tim Plunkett, Wally Ritchie and Dawn Sautter. Approximately 200 members of the Association were present.

President Plunkett presided and called the meeting to order at 7:10 PM.

Reading of the minutes from the previous minutes was waived and the minutes of the February 10, February 15, and February 27 meetings were approved.

OFFICER REPORTS:

VP Dawn Sautter reported that the ICI easements were still with the Attorney. The SCPOA liaisons to the Country Club met again and the Developer had not yet closed on the Property. They would be provided a map or survey which had yet been received. Public works had looked further into the Sable Creek matter which appears to a Natural Area. Contact was made with St. John Water Management District for more information to get all the facts.

Treasurer Alan Baltz reported that he had just received a fax from the auditor at 4PM with a "discussion draft" of year-end items. It appears the budget for the first couple of months is about 10% under budget but because of timing it appears that we presently about on budget. 2006 assessments appear to be about 80% collected with 20% to go. Statements are going to be sent out with interest.

The President reported talking to the property owner involved in the tree trimming and had asked for a letter regarding what the POA can do.

Laura Munro discussed the planning for the annual meeting and the progress with the voting certificates. About 180 follow-up letters have been mailed to property owners with invalid certificates and most have been mailed back. About 99% of lots had no deed or assessor record and about 300 that require voting certificates had none.

COMMITTEE REPORTS:

John VonOsdel for the safety and security committee reported that steps were being taken to repair the hole in the fence at Rosco Turner. A presentation to the Board and the members was given regarding gate implementation with a recommendation to implement the barrier arm and reader. This will allow tracking everyone entering the community and is a bare bones system but a bridge to the future.

Laura Munro reported for the Childrens Rec. committee that they were working on the annual Easter Egg hunt event.

Community Relations Committee reported that the Newcomers Meeting is set for March 29th. Work has also been underway on cleaning up the storage area.

NEW BUSINESS:

Dawn Sautter reported for the Public Works Committee that 8 companies had been invited and 7 replied. 3 were selected with the first choice being sunshine. Upon motion made, seconded, and unanimously approved it was RESOLVED:

That the public works committee recommendation to award the mowing contract to Sunshine for 1 year beginning March 20 is approved.

An increase in the Association's Liability General Liability Umbrella Coverage and uninsured motorist coverage was discussed and upon motion made, seconded, and unanimously approved it was RESOLVED:

That the Secretary is authorized to increase the General Liability Umbrella Coverage from \$2 million to \$10 million and the uninsured motorist coverage from \$50K to \$1 million.

Public Works Request regarding the assistance of an engineer regarding minor repairs and easy fixes to several problems was discussed and the committee was authorized to proceed to find a suitable Engineer and submit a proposal for Board Approval.

Setting the date for the Annual Meeting was posted to a special meeting set for Monday 20th in the POA Conference Room at 3PM.

Tony Crawford, Chairman of the Airport Authority Committee presented an organization flow chart for the Airport Manager position. The Committee was compiling a job description from 5 different iterations in the past and would present this to the Board at a future meeting. The AAC recommended that Sal DeVencio be appointed Airport Manager and upon motion made, seconded, and unanimously approved it was resolved:

That Sal Devinceo is appoint Airport Manager and the Organization Flow Chart from the AAC is Approved.

Issues from member's present were solicited. Once member expressed concern for the ability of Sunshine to carry out the contract. Another member informed the Board of a previous theft in her home by employees of Sunshine. Upon motion made, seconded, and unanimously approved it was RESOLVED:

That award of the mowing contract is suspended until the Public Works Committee addresses these issue and reports back to the Board.

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

That Tom MacDoughal and Wayne Hollingsworth are appointed to the bylaws committee.

Upon made seconded and unanimously approved the meeting was adjourned at 8:55.

Submitted April 11, 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 April 11, 2006 Board Meeting.