

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

MINUTES OF DECEMBER 13, 2005 BOARD MEETING

Present at the Palm room of the Spruce Creek Country Club at the noticed time of 7:00 PM, December 13, 2005 were directors Tim Plunkett, Dawn Sautter, Alan Baltz, Wally Ritchie, and Laura Munro. Approximately 60 members of the Association were in attendance and 54 members signed the voluntary member sign-in sheet, which 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 PM.

A motion was made to waive reading of the previously distributed minutes of the December 9 meeting and the minutes were then unanimously approved.

The Chair called for reports from the Officers and brief reports were given.

Director Sautter, as outgoing chairman of the Budget Committee, described the history and process used to arrive at the 2006 budget proposal.

Director Munro reported that approximately \$58K of unpaid assessments remain and \$9,900 is projected to be collected before the end of the year. A discussion with members then ensued regarding collection of assessments.

Treasurer Baltz presented further information regarding the budget and the additions to the budget that were made by the Board at its November 28 meeting and reflected in the proposed budget and assessment that was mailed with the notice of meeting.

Upon motion made by Director Baltz, seconded by Director Munro, and unanimously passed it was **RESOLVED**:

That the 2006 Budget and Assessment as mailed to members with the Notice of this meeting is approved.

A member brought up the terms of the Association Managers contract. President Plunkett advised that the contract under the existing terms would not be renewed and the President and Vice President would be bringing a revised contract to the Board.

A member brought the Board's attention to "Open to the Public" Advertising by a commercial business.

Upon motion made, seconded and unanimously passed, the meeting was adjourned at approximately 8:53.

Submitted December 29, 2005.

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 December 30, 2005 meeting of the Board.