

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

MINUTES OF December 30, 2005 BOARD MEETING

Present at the POA Office at the noticed time of 2:00 PM, December 30, 2005 were directors Dawn Sautter, Alan Baltz, Wally Ritchie, and Laura Munro. Approximately 5 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.

Vice President Sautter presided and called the meeting to order at 10:05.

One of the members present raised the issue of the Agendas for meetings not being published in advance of meetings. The Secretary explained that this particular meeting was hastily called to deal with the lack of an insurance binder. The Association is now meeting the statutory requirements for publishing notices of meetings and these do not require posting of the Agenda except in certain circumstances. The Board is meeting very frequently and the Agenda changes right up to the meeting as the Officers and Board members add items. Draft Agendas will in the future be posted on the Web site and the POA office but the Board will continue to take up whatever Business of the Board is brought to the Board by Directors for action at a meeting.

A motion was made to waive reading of the previously distributed minutes of the December 13, 2005 Board meeting and the minutes were then unanimously approved.

The Board discussed the proposal for renewal of the various insurance policies of the Association and the need to approve the renewal before year-end to prevent any lapse of coverage and obtain a binder for the insurance renewal. Changes and additional coverage can still be made and handled as modifications after the holidays.

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

That the Secretary is authorized to approve the renewal of the expiring insurance policies as proposed and obtain a binder for the insurance coverage evidencing no lapse in the coverage.

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

Regular meetings of the Board will be held on the Second Tuesday of every month at 7:00PM at a location to be posted in the Notice.

Upon motion made, seconded and unanimously passed, the meeting was adjourned at approximately 11:20.

Submitted January 10, 2006

Wallace Ritchie, Association 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 10, 2006 meeting of the Board.