

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

MINUTES OF December 9, 2005 BOARD MEETING

Present at the POA Office at the noticed time of 2:00 PM, December 9, 2005 were directors Dawn Sautter, Alan Baltz, Wally Ritchie, and Laura Munro. President Plunkett was not present. Approximately 11 members of the Association were in attendance and 10 members signed the voluntary member sign-in sheet, which 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 2:05.

A motion was made to waive reading of the previously distributed minutes of the November 28, 2005 Board meeting and the minutes were then unanimously approved.

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

The Treasurer reported that approximately \$66K in assessments remains uncollected. Approximately \$20K of this represents 2004 and prior assessments and \$46K represents 2005 assessments. An expense statement through November has been prepared and is being made available to members for review prior to the December 13 Board Meeting to approve the budget and assessment.

Diane Sosbey for the Community Relations Committee spoke regarding the request for approval of the annual bonfire event. Upon motion by Director Munro, seconded by Director Ritchie and unanimously approved is was RESOLVED:

That the Bonfire event as planned is approved with the POA portion of the expenses not to exceed \$3026, and the Alcohol serving/Liquor Liability issue to be resolved by the Board prior to the event.

The Airport Committee's request for the approval of new caution signs on existing posts at the entrance to the Joint Use Roadway/Taxiways Taxiway Lindy Loop at Snap Roll Lane and Taxiway Echo was discussed and upon motion made and unanimously approved it was RESOLVED:

That the Airport Committee has approval to install caution signs on existing sign posts that caution Vehicle Traffic that they are entering a joint use Roadway/Taxiway used by Aircraft; Such signs are to be installed at the intersections of Snap Roll/Lindy Loop and Spruce Creek Blvd/Taxiway Echo.

Upon motion made and unanimously approved, John Van Osdol was appointed as chair of the Safety and Security Committee.

Upon motion made by Director Ritchie and unanimously approved, Dick Colwell, CPA was appointed to the 2005 audit committee.

A motion was made by Director Ritchie to appoint Debbie Gamel, CPA to the audit committee. The motion failed with Directors Ritchie and Baltz voting for and Munro and Sautter opposed.

A motion was made by Director Ritchie to appoint Carlos Bravo to the audit committee. The motion failed for lack of a second.

The Architectural Review Committee was discussed and a consensus was reached that no Director should be a voting members of this Committee but should instead act as liaison to the Board.

A motion was made and unanimously approved to accept the verbal resignation of Director Munro, who was appointed to the ARC at the organization meeting, and to appoint Director Ritchie as the Board's liason to the Architectural Review Committee.

Upon motion made, seconded and unanimously passed, the meeting was adjourned at 5:00 PM.

Submitted December 13, 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 13, 2005 meeting of the Board.