



**SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

212-1 Cessna Blvd, Port Orange, FL 32128 386-760-5884

**APPROVED  
MINUTES  
REGULAR BOARD OF DIRECTORS MEETING  
SCPOA Hangar  
March 2, 2010**

1. **CALL TO ORDER:** President Russ Faller called the meeting to order at 7:00 p.m. at the SCPOA Hangar. Other Directors present: Jerry Probst, Joan DeVincenzo, Jack Hirn, Alan Baltz, Brent Canup and Mike Hay. A quorum was declared.
2. **PROOF OF NOTICE OF MEETING:** Richard Kjellstrom, General Manager, affirmed that proper notice of the meeting had been posted.
3. **COMMUNICATIONS:**
  - a. Thank you letter from David and Ginny Grove for allowing them to have their RV parked by their house while their kitchen was being remodeled.
  - b. Confidential letter from a resident.
4. **APPROVAL OF PRIOR MINUTES:**

Regular Board Meeting – The minutes of the 2/10/2010 Regular Board Meeting were presented: Mike Hay moved for approval, Joni DeVincenzo seconded and the minutes were approved unanimously.
5. **OPEN FORUM:**
  - a. Dick Bicknell who resides on Summer Green Drive, asked for the status of the paint spill on Country Club Drive. Richard Kjellstrom commented that it was with the insurance company for adjusting.
  - b. Art Patstone who lives on Cross Country noted that the property for which a variance was being sought in old business was up for sale. President Faller stated that there was no intention to approve the variance.
  - c. Bruce Alter of Seclusion Drive commented he thought it was too much money to spend on the repair of Country Club Drive due to the white paint spilled there.
6. **REPORTS:**
  - A. President Russ Faller- Nothing to report
  - B. Vice President Mike Hay- Nothing to report
  - C. Treasurer Jerry Probst- As of today, Accounts Receivable is \$330,423 with 164 accounts past due; 39 of these have a payment plan. The largest past due is \$13,572. At this time last year, \$314,973 was past due. RFID's have been shut off, and on March 17, we will send the past dues to our attorney to begin placing liens on the properties.

D. Assistant Treasurer Alan Baltz- No report

E. Secretary Jack Hirn- No report

F. Director Joan DeVincenzo- No report

G. Director Brent Canup- No report

F. Committee Reports.

1. Airport Committee- Update from Airport Manager of GPS approach status. It may change to a public approach to a private airport which would result in \$3,500 savings per year. Also, per a requirement of the TSA, the name and contact number is needed on the glare shield of transient aircraft.
2. Architectural Review Committee- We are looking for new members.
3. Budget and Finance Committee- New members are being sought.
4. Children's Recreation Committee- March 13, have Olympic Day planned and the annual Easter Egg Hunt on April 3rd.
5. Legal and By-Laws Committee- Mary Ann Hoffner, working on amendments as indicated under new business.
6. Public Works Committee- Art Horton commented on the 2010 road program which would begin in April, along with phase I of Seclusion and the 15<sup>th</sup> fairway project.
7. Safety and Security- No report
8. Update Committee- No report
9. Community Relations- Newcomers party on April 7<sup>th</sup>.
10. General Manager-No report

7. OLD BUSINESS:

Review of variance to CCR of "No detached hangar may be erected nearer than 15 feet from the rear lot line". Owners, Mr. and Mrs. Juan Blaha, Lot #147, request that the setback be reduced to 11.37'. This would allow for a 5' extension of the hangar. Requires neighbor's approval. No new information, tabled

8. NEW BUSINESS:

- a. Approval of additions to the Architecture Review Committee (David Ford and Sandy Schaefer). Jack Hirn moved and Jerry Probst seconded and the vote was unanimous to appoint them to the ARC.

- b. Approval of additions to the Airport Authority Committee, Neal Waldron, Bud Harter and Dr. Bob Kurre. Jack Hirn moved and Jerry Probst seconded and the vote was unanimous to appoint them to the AAC.
- c. Approval upgrades and modifications to the existing camera system of \$11,250.00 of which the 2010 capital budget has \$12,000 allocated for it. Discussion followed, Joan DeVincenzo motioned for approval, Brent Canup seconded with unanimous vote of the directors.
- d. In 2009, A Classic Touch Painting allegedly spilled white paint accidentally on Country Club and Rickenbacker. The contractor, A Classic Touch Painting, claims that a subcontractor, not an employee, is responsible. The subcontractor's insurance company has denied the claim. We are working with our attorney on this; however we must repair the damage. Better Barricades has estimated the repairs will be \$8,000. This does not include labor supplied by SCPOA security for traffic control. The Public Works Committee recommends approval for this expenditure. The \$8,000 will come out of Public Works until we resolve the issue with A Classic Touch Painting. Brent Canup made a motion to approve and Jack Hirn seconded, with unanimous vote of the directors.
- e. Our attorney has reported that two paragraphs of the covenants require amending. Recommend that the Legal and By Law committee convene to develop the proposed changes. Discussion followed, and this will be referred to the Legal and Bylaws committee.
- f. Approve transfer of \$20,000 from 2010 reserve funding (\$50,000 balance), (not earmarked) to capital for purchase of AWOS II system to replace our ailing system. Approve purchase of AWOS II system at @ \$15,000 not including dismantling, transportation and assembly. Discussion ensued. \$1,400 was added for transportation expenses. Jack Hirn made a motion to approve pending approval of the Airport Authority Committee, Mike Hay seconded and the board approved unanimously.

ADJOURNMENT: With no further business, the meeting was adjourned at 7:45 p.m.

John D. Hirn, Secretary