

SCAPOA Annual Board Meeting on March 29, 2018

Board members in attendance: Mr. Race Foster, Mr. Kevin Cruson, and Mr. Luke D'Isernia
Quorum present and established.

Kevin Cruson: Hello everyone. We we have a quorum with three board members present, Mr. Race Foster, Mr. Luke D'Isernia, and me, Mr. Kevin Cruson. We are passing around a sign in sheet for all those present to sign and state which lot or lots that you are affiliated or with which you are associated. For the items...Hopefully everyone got the email with this meetings agenda. We will go through the minutes, we will do the treasurers report, maintenance issues, current projects, future projects and anything else that the members want to discuss. That will be the order in which we will go. First item of business we have a set of minutes here, it says it was an annual board meeting on December 2017, but I believe it was a meeting that we held as an additional meeting. I move that we call it a regular meeting and pass the minutes with that correction. For the treasurers report I have some printouts from good old Linda here that I can pass out now. There are two sheets for the treasurer's report. So, looking at the treasurer's report for this past year 2017, The income we got \$376 in interest other income we got \$160 I do not know what that is from. The property assessment was \$51,700.00 that is the \$500 fee per year. Special assessment payments were \$146,000.00, so the total income was \$198,000.00. We had \$262 in loan renewal fee that came up this past year the insurance stuff the general liability insurance and board of directors' liability insurance \$3,400.00. Accounting and bookkeeping to Linda for doing that it is \$1,081.00. Legal fees were \$2,365.00 and then maintenance. For maintenance it was \$440, and \$250 to take care of the beavers. Landscaping was \$20,245.00 and roads/taxiway maintenance \$31,150.00 those were the projects that we did last year with cleaning out the pond, and all that stuff.

Sharon Miller- What is considered the common areas?

Kevin Cruson- Common area maintenance that would be the runway area and gate area etc. So, for the office postage we have \$39.20 and for the webservice/internet \$1,185.72. Bank loan interest for this past year was \$19,173.00. Utilities was \$2,100.00 and \$1,800.00 in phone. So, our total expenses were \$83,878.00 for the year with a net income of \$114,075.00. Our overall standing for the year a lot of the reasons are here in the notes. Out of the net income we spent \$64,000 on the loan principal at the end of the year. We paid another \$91,000.00 so we paid down the loan a lot. That is the reason why our total assets are a little bit lower than what we have seen in the past. So, if you do some rough math, we have three more payments left on the overall loan. So, we will have another \$146,000.00 coming in for the next three years for the special assessment. So, it will be roughly \$450,000.00 and we have to pay out a total of \$270,000.00 of that \$450,000.00 in the next three years so we should gain a lot on the loan in the next three years when we finish up this loan.

Sharon Miller- Where is that figure? Which page?

Kevin Cruson-If you look at the rough math there, we are definitely ahead on the loan which is helping us out. We will end up with a net profit off of the runway special assessment. So, I think that this will be as ugly as it will get with the \$139,745.00 because we just paid a bunch off if you look at that. Does anyone have any questions about the budget? If no questions I motion to pass this budget.

Race Foster- I second.

Luke D'Isernia- All in favor?

Motion passes unanimously.

Kevin Cruson- For the minutes does anyone have any corrections for the minutes or anything that they want to bring up about the minutes? I motion that we approve these minutes of the board meeting held on December 13th, 2017.

Luke D'Isernia-I second.

Kevin Cruson- All in favor?

Motion passes unanimously.

Kevin Cruson-Okay, alright. So that brings up maintenance issues that we have going on currently. Chris is really the person to talk about this issue as he has been working on the improvements around, on a lot of the culverts putting rock down and fixing the erosion areas. We have some more things that we would like to do with that with the maintenance of the Airpark in trying to fix up to where we are not losing the edge of the road to erosion. That is the nearest large maintenance issue that we have coming up. Does anyone else thing of other things? We have been doing a lot of stuff like flags, wind socks ah a lot of people have been helping out with the runway lights. There has been a lot of stuff going on. We have a new contract as of this last year for the mowing and I have heard varied reports. I needed to call him today. He was out here, and he did half a mowing and has not been back yet to finish, but they have been doing a good job with a new machine that does a good job. Does anyone have anything that they want to bring up as far as the mowing?

Sharon Miller-They seem to be very proactive. We see them out there, as I was riding my bicycle around in early February. They were walking the property, doing their job.

Kevin Cruson- Chris they were supposed to reseed the area at the south end of the property, did they do that?

Chris-I do not think so, but I will have plenty of seed. Also, if we do that, we will have sod which we can breakup and put into that area. We have plenty of soil...

Kevin Cruson-Okay.

Chris-Um...I do not think that I will have a problem taking care of that. I did turn the soil over so that we have some good soil on top. There are three good spots there that need some attention, but I think that it will work out just find. I think that it will not be bad as long as we do it before it gets hot. After this next month it will start getting warm and it will require a lot more water and watering in, but I think that we will be okay. But I have not seen them doing it.

Kevin Cruson- We need to talk to them about that so.

Luke D'Isernia-So is Cheryl still mowing the individual member's lots?

Race Foster- Yes, she is still mowing those lots.

Luke D'Isernia- Okay, I have to get up with her about a problem that I have with her service. Maureen and I planted two bushes right next to our house. In fact, they were mowing near the lot and stopped to talk with us as we were planting the bushes. An hour after planting those bushes we came back outside and one of the bushes was completely cut down to the ground. We had literally purchased those bushes and planted them the same day and an hour later one was mowed down. Do I need to put up signage or rope off the area around a planting, so it doesn't get mowed down?

Race Foster- I talk to her every day. I will tell her to contact you.

Kevin Cruson- Well that takes care of the maintenance portion of this meeting. Let's go on to future projects. We have current projects one of them that we have already talked about in this meeting is the edges of the roadway. Chris you have an estimate for that.

Chris- Yes, I do. Do you want to speak about it, or do you want me to?

Kevin Cruson- Basically we are looking at putting in dirt and putting lime rock on top of that dirt along the edges of the roadway. This is really time intensive and will require a lot of tractor work. It will be dumping one load at a time and take a lot of handwork to go back and rake it out so that it looks decent. Like I say if we do not do it there are spots where we have a good four to five even six and eight inches in some places where the edge of the road drops off and if we let that keep eroding one it washes all that water into the ditches which is what we have to clean out and two we could lose the end of the road so I really think that we need to establish that. We are looking to put down dirt with a layer of lime rock on top and, but some Bermuda grass some sod on top of that to establish the edge along the edge of the road. That is what we are looking at. So, he has an estimate on that, he has a tractor that he has been using on that already. If you want to Chris can you present the estimate and talk more about the project?

Chris- Yes. Since it is that time of the year instead of having to get a water trailer which is what you normally have to use to put down seed and sod. We can probably only use it for a week which will cut it in half. It is about \$1000.00 for two weeks. It is \$475 per week; the tractor cost is \$850 that covers a month of tractor work. It is four pallets of sod \$512 dollars, which is one or two rows along the road and beyond that the rest is going to be seeded. So, uh the grass seed is going to be expensive, I was surprised by that today. A fifty-pound bag of centipede grass seed is \$280.00 but the seed is coated so that will help it take root faster. The lime rock is \$52.50 a ton. We have a truck load now that was right at \$1,100.00. We need two more truck loads that is \$2,205.00 and the fill dirt is \$1,700.00. The labor is \$5,600.00. So, the total is \$11,622.00. That is a conservative estimate. If any of the stuff or some of the supplies are not used the price will go down, the labor price will go down. But that is a pretty conservative estimate. I do not think that we will go over that much. We might need to get more grass seed as a fifty-pound bag is not much, but it does go a long way if you do not put it out too thick and with that sod there. I think with the lime rock and that will stop that because that will be in the areas where there is a dip in the road, the water is funneling over there, and it is washing off the side. I think with the lime rock the layers of sod and come in and backfill with the grass seed I think that we will be able to accomplish that. Does anyone have any questions?

Sharon Miller- Well it sounds like you have a lot of experience doing this. Are you a licensed and bonded contractor?

Chris- No I am not a licensed and bonded contractor, but if you want me to get insurance, I will do that.

Sharon Miller-Okay.

Chris- Do I need to do that?

Sharon Miller-That is not for me to say...that is up to the board and what the rules say.

Race Foster- It is a private airport I do not think that you have to myself. It is like doing it in your yard.

Chris- I can get an occupational license from the county, but when I was in South Walton three days ago, I presented this to a friend that does this type of work and he said the cheapest he would do it was between \$16,000.00 and \$23,000.00. It looks like the labor is a lot, but you are hand throwing sod and tractor work with the dirt is a lot of work. But whatever you would like me to do I will do.

Luke D'Isernia- Where are we getting the grass seed from Tractor Supply?

Chris- No it is from Sandy's. Where I purchased the winter rye which was \$50 per bag.

Luke D'Isernia- Okay because in the minutes of the previous meeting we approved the purchase of seed for \$30 a bag. So maybe \$180.00 to \$200.00 for seed I just want to make sure that we understand that because the price has changed since we approved it at the last meeting. I do not want any confusion or misunderstanding in light of that.

Kevin Cruson- No what you are talking about Luke is the winter rye that he has already put out not the centipede grass. The winter rye has help to get some root system down there.

Luke D'Isernia- Oh okay. It was the winter rye.

Chris-Centipede grass seed is more expensive than the winter rye.

Luke D'Isernia- Oh okay I guess I confused the winter rye for the centipede grass seed.

Kevin Cruson- Anything else that we need to discuss on that subject?

Race Foster- I would like to check the price on the grass seed. We used to do a lot of work with Altha and I will see what they charge.

Chris- No problem. The estimate is from Sandy's. The people we got the rock and dirt from before.

Race Foster- Altha is a co-op. So, they might be cheaper. Well let's go ahead and get this project started.

Kevin Cruson- I make a motion to commence with this project and if Chris can get an occupational license that would be great.

Race Foster- I second all in favor?

The motion passes unanimously.

Kevin Cruson- Okay that is our current maintenance issue for the future maintenance issue we can look at the minutes from last time we were talking about the south road, park way, and the cracks on the roads. I put x's on the cracks that I thought were the worst. We have looked at a lot of different option on what to do with it. I got an estimate from GAC to come in and totally grind up the whole road and lay it back down and roll it into a base. Then the come back after that and put half an inch and half of asphalt on top of that. The estimate is on my phone but it roughly as \$210 no \$212,000.00 is what it came back as what it would cost to have them do all that road there. I do not know but I am not a smart man but looking at the other options that we looked at to fix this issue we looked at cutting out the cracks and patching them up and come in with an overlay. The problem that I see with that is that it will still have the old then patched road as a base under it and it will have the same problem of the asphalt shrinking and the cracks develop. I think if we do that, we will just be throwing good money after bad if we just cut and patch the cracks with an overlay. The problem will come back in 10 to 15 years, when if we do it this other more expensive way of grinding up the road putting it back down as a base with an overlay of asphalt, I think that that will be more of a 25 to 30-year fix... even longer as the runway is holding up well. My feelings on it is that I think that we should hold out to do that. How do we go about doing that? Obviously with the money that we have and the money that is coming in from the special assessment on the runway, it is going to be a while until we can afford that without having to do another special assessment to do it which people may not be in favor of another special assessment. The other thing is that we need to look at the timing of it all because let say we do it, we drop a special assessment on everyone to do it then we fix the road all up well we still have a lot of building going on with cement trucks going up and down which will tear up. So, I hate to do it too soon. I would like to holdout and wait as long as we can while we have this surge of building going on over there on Park Way. If it gets a little worse, it is not the end of the world because we know what it will cost to fix it right. My vote is to wait a little bit longer before we do this fix, but I want to hear from you guys to hear your thoughts.

Race Foster-Do we have any more quotes coming in from other companies?

Kevin Cruson- Yes, we have more quotes coming but I think that GAC maybe on the high side, but I do not think that they be crazy since it is a lot of work. It is 6 to 8 inches of asphalt that will be ground up.

Ray Hundrieser- Are you sure?

Kevin Cruson- I do not know Ray.

Ray Hundrieser- It was put in all at once and has not been added to since.

Kevin Cruson- It never has. I have cut through it to fix pipe and it is not layered. It is seriously thick.

Ray Hundrieser- When they put it in, they said that it was highway quality and that we would never have any problems with it.

Race Foster-Years ago...You may not remember it... That was the lowest area on the property, and it was always the wet-est.

Kevin Cruson- I do not know it doesn't seem like they put a lot of base under it. They laid a lot of asphalt down thinking that that would not having a base. It has not proven to work. Once the asphalt shrinks and cracks you can see the sand where the sand is running out from the cracks and eroding the base. This is an issue. In the meantime, I know that we have some people that are concerned as some of those cracks are big it is affecting their airplanes. That is a concern...Maybe we patch it a little bit with some cold patch to get by. Fix up one lane so that we can get by with it.

Chris- Maybe do it where the new houses are being built to the taxiway by your place down there.

Kevin Cruson- Yes, we do not do the whole road just enough to get them to the runway. We can get by. It will be a clunker of a road, but it is what it is. But I feel that if we wait until we get these houses built so we don't fix it to have cement trucks tear it up. I say let's see what we can do to get by in the meantime.

Race Foster- I agree with that.

Luke D'Isernia- While we wait, we can get and look at those other quotes in the meantime.

Race Foster- Yes. There is supposed to be someone else out here today.

Luke D'Isernia- Looking at the other quotes we might get GAC to lower their bid. As far as patching it up I know that it was GAC that patched up the cracks last time and within a couple of months or so stuff started growing through those patches. So, I am not having a lot of confidence in their work to patch up the cracks originally and that is something we need to consider. We need to take a look at the other quotes. I want to make sure that we get quality work for what we are spending to get it fixed.

Kevin Cruson- The longer we wait the longer we will get ahead on this special assessment like I alluded to previously with that money coming in that will soften up the blow if we do have to do a special assessment to fix the road. If we had to do it right now, I would say that it would be a rough estimate of about \$1,500.00 to \$2,000.00 a lot as a special assessment to do it. Versus if we wait a little longer, we could probably do it for \$1000.00 or even less as a special assessment to do it. That might make it easier for some people. So, everyone is agreeing to wait a while on getting the road fixed. Let's move on other future projects. I know that we still need to get the ditches done on this side of Air Way and get them cleaned out. I have been working with the City of Callaway today to see if I could try to get them to move one of their water boxes that is in the ditch blocking it up. I called them out here today. So, I think if we let Chris work on the erosion on the edges of the road and get the sides established so that it is nice and solid. Then we get the ditch done after that that is the right order to address it. Tack that on later this summer. We need to get the grass growing right now. We need to get on it and get it established. That is the only other future project that I can think of is there anything else that people would like to discuss?

Chris- Yes does anyone have any other ideas of stuff that needs to be improved.

Steve Miller- Can we get the lights fixed on the bridge. When we first moved out here my wife say them and thought that they were nice.

Kevin Cruson- Yes, I like those lights as well. I was the one that installed them.

Sharon Miller- Yes because at night it is hard to see the entrance.

Kevin Cruson- We need to redo them and get them fixed. I need to go get them from Home Depot. The ones that are there now they stopped making that model and I have called the installer repeatedly trying to get replacement parts. We just need to buy new lights and get them wired up. I also agree that we need to get a weekend maintenance crew up over here and work on weekends on maintenance issues here at the airpark on Saturdays. We can try to set up a date to shoot for, the sooner the better as it is about to get warm. April 14th or the 21? April 21st for work party.

Chris- We can get a lift and trim the tree near the flag pole.

Kevin Cruson- Let's shoot for April 21st. Okay we will try to fix those lights that day too. Anything else?

Luke D'Isernia- We need to get that flag pole fixed.

Kevin Cruson -That is what he was talking about.

Luke D'Isernia- Does anyone know what happened to the Coast Guard flag that was flying on that pole?

Kevin Cruson- Yes, I have it in my truck. I also have a new Florida State flag to fly with the POW Flag and the US flag.

Sharon Miller- I have not heard anything on what is going on in the area beyond the runway across the ditch.

Kevin Cruson- Oh yeah, we have not talked about that yet. So that is.... good stuff. The guys that are over there do all that work have done a good job coming in here and clearing all that land out for us free of charge. Because they like using the runway. Race is working on that...

Race Foster- The permitting process is very slow.

Kevin Cruson- Yes, the permitting process for the culvert is very slow.

Race Foster- The survey has been done which is probably the most expensive part, except for the actual work. We have a great engineer ever but like everyone he is so busy. He has done some work and I have pushed him to get things going faster than what he has been going.

Sharon Miller- What is the concept, what is the future plan for that area?

Kevin Cruson- That has been established. That is phase three of the airpark. Phase two is this part. Phase three is that. Right now, we are trying to get that culvert in so that it is safe as a runoff area. Eventually the idea is that part will be annexed into this homeowner association and that will all be part of this. As this place fills up and spills over to that area... future development as the airpark grows there will be lots sold over there, and we will have a 5,500 to 6,000 ft. runway. In the meantime, what we would like to do until all that...and until we have those lots and all that... We are looking at getting that culvert in and then get that area graded out to possibly be a grass area for now that can be used as a runoff of something.

Sharon Miller-In the time being before the runway is paved and ready for planes.

Race Foster- The FAA which I am dealing with, which is impossible to work with, they have no say over us because we are private. But they would like it very much to see a culvert on that end for a runoff.

They would not signoff as an FAA airport without it.

Sharon Miller- Is that what we are looking to do to become an FAA airport?

Race Foster- No we are not looking to become an FAA airport. Not at all. What I am trying to do with the FAA right now is to just get this runway on the map to the true correct size. Right now, on the map it is listed as a grass airstrip and as 3,800 ft. it is actually 3,250 ft. It is unbelievable how hard it is to get a hold of somebody that knows how to do that.

Sharon Miller- That is not unbelievable to me.

Luke D'Isernia- Its bureaucracy, bureaucracy, bureaucracy.

Kevin Cruson- That is where we are with that. I think that it is all good. Mr. Land has volunteered to pay for a lot of the culvert if not all of it. He has volunteered to put it in. We are trying to get all the permitting done so that it is built legally.

Race Foster: Those guys have a lot of money, don't they?

Kevin Cruson- Yeah...he is using it for that turboprop that he has so that there is more of a safety margin.

Luke D'Isernia- He is using us for practice as they are going to put culverts all over the property that they have purchased.

Race Foster- Yes, I have flown over this area the other day, over their property going all the way to Wewahitchica. It is amazing all the land that they have cleared.

Luke D'Isernia- Yes, they have been busy.

Ray Hundrieser- Yes, it is like Wisconsin farm fields.

Kevin Cruson-The other thing that we have talked about in the past is a fountain for the pond. I talked to Joey about getting up with Mack about getting some plates to raise the water level again and then get that fountain put in the pond.

Luke D'Isernia- Yes, I have gotten up with Kasco. The budget that we approved for the fountain was \$1,500.00 to \$2,000.00 I am trying to get as much bang for our buck with the budget and see what options we can get included in the fountain for \$1,500.00 to \$2,000.00. Last meeting it was said that we wanted a fountain to aerate the pond, but it would be nice if it could have some lights. What I would like to do is get a list of the options that we can get in a fountain that will fit in the budget and let all the members look at it and choose what options they want. That way everyone has input. I am going to get that proposal drawn up.

Ray Hundrieser-Yes, that sounds like a great idea.

Luke D'Isernia- I may have mentioned this before but Kasco's products are not a made in China Walmart brand that are cheaply made and if your luck holds out may last only a few months to a year before it

breaks. They stand by their product and they build it themselves. They will ship it to us. If you are spending money spend it on quality.

Kevin Cruson- So we have already approved the budget for the fountain? \$1,500.00 to \$2,000.00?

Luke D'Isernia- Yes, we did. It is in the minutes of the last meeting.

Kevin Cruson- We need to get it in before spring.

Luke D'Isernia- Kevin, the fountain floats on the surface of the pond. Its installation is not dependent on the season, time of year, or the ponds water level.

Kevin Cruson-We need to get it wired to the panel that is the most challenging part.

Luke D'Isernia- We can prewire the panel to an outlet near the pond, so it is ready when the fountain arrives. I need to measure the square footage of the pond so that I do not get an undersized fountain that cannot handle the square footage. Kasco has several different models of fountains from simple aerator fountains that shoot out a mushroom pattern, to fountains that have lights, perform alternating water patterns and can play music. If I can get a day off work, I can check on their references and go visit a dealership/show room and ask them questions.

Steve Miller-Which pond is it going into?

Kevin Cruson- It is going into the pond that is the closest to the road. Alright anything else? I make a motion to adjourn this meeting.

Jewell Webster- Actually, I would like to say something. We are having the community Easter potluck here at the Aerocenter on Sunday at two pm. Everyone is welcome and we will have a good time. Also, my neighbor across the street, Rich Turner wants to get Comcast cable in here. To do so there needs to be more than one person at the end of the road here that wants it. Please call Comcast if you want it and maybe if we get enough people that want it, they will install it.

Kevin Cruson-I think that in order to get it we all need to gang up on Comcast and call them up. We all want it.

Jewell Webster- Do you want to come up with a list.

Steve Miller-What do we have in this building?

Luke D'Isernia- We have Comcast.

Kevin Cruson- Yes, it is a horrible story. We have gone through this before. We have a business one in here and a business one in the hangar over there with the promise that they would put residential accounts for the rest of the lots. If you know anything about Comcast it is that there is a business side and a residential side, and they do not communicate with each other. That promise was made and then no one at Comcast had any intention of following through on the promise.

Sharon Miller- I called Comcast business...I called residential first... They quoted me \$20,000.00 to run the line from here to our house.

Kevin Cruson-I think with the new building that is going on here that if we all call up Comcast, especially the residential section, as the business cable is not that great. It is only 7 or 8 channels and the Wi-Fi is not any better. It is a guaranteed bits per second for the business account but not for the residential account. The residential is faster but not guaranteed and it is cheaper. Anyway, we need to call them up.

Luke D'Isernia- Yes, we have talked about this subject in the past. I have talked to Rich Turner about it at length. If people want Comcast, they can call up Comcast and request it. I am not opposed to people doing that. What I am opposed to is forcing everyone in the airpark into signing some kind of exclusivity deal with Comcast and take away their ability to make their own choice of what cable and internet service provider that they want to have in their own home. It would not be fair to people who buy a lot and move into the airpark to tell them that they have no choice other than Comcast. I have DirectTV and satellite internet, it works for me. I am not switching to Comcast. In fact, as a DirectTV customer I have been contacted by AT&T which purchased Direct TV and offered several deals to switch my internet and phone service to AT&T internet and phone. When I told them where I lived and stated that AT&T was not available in my area, they told me that they understood and that they are working on network and

system upgrades to AT&T DirectTV so that they can offer AT&T internet and phone service through DirectTV to all DirectTV customers. AT&T is in direct competition with Comcast and if these upgrades occur it is another option for airpark residents. AT&T is interested in this area.

Kevin Cruson-Here is the list for anyone that wants to sign up for Comcast if they want to do it. We will send out a mass email requesting that Comcast provides us with service. We will see what we can do.

Luke D'Isernia- Currently the options available are satellite internet, AT&T which currently has connectivity issues, and Comcast in this building.

Kevin Cruson- I think it is unanimous that people want Comcast.

Mr. Dickerson- We purchased a lot and we live in a RV temporarily until we get our house built. Where do you live Kevin and Luke?

Kevin Cruson- Yes, I have two houses here at the airpark I am moving back into the peach house on parkway.

Luke D'Isernia- Hi Mr. Dickerson, I live on Park way as well. I live in the last brick house on the left.

Kevin Cruson- Yes, I am sorry I forgot that we have new lot owners here at the meeting for the first time. Do we have any other newcomers?

Wayne Risinger- Yes, we are the Risingers. We live next door to the Millers.

Kevin Cruson-It is nice to have you guys join our neighborhood and welcome aboard. I motion to adjourn this meeting.

Race Foster-I second. All in favor?

Motion passes unanimously. This meeting is adjourned.