

SANDY CREEK AIRPARK OWNER'S ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
April 4, 2023

A meeting of the Board of Directors of the Sandy Creek Airpark Owner's Association, Inc. was held on April 4, 2023 at the Burg Management office located at 2827 Joan Ave B, PCB, FL, 32408. A Call-in option was also available via conference call.

- I. Call to Order and Quorum Certification:** The meeting was called to order at 08:05 a.m. with Board members Patrick D'Isernia, Mark Dorsten and Kevin Cruson present via teleconference. Patrick Harvey from Burg Management was also in attendance and recorded the minutes.
- II. Proof of Notice:** Management confirmed that notice of the Board meeting was posted in accordance with Association By-Laws.
- III. Approval of Previous Board Meeting Minutes:** By consensus, the previous meeting minutes were approved. December 1, 2022.
- IV. New Business:**
 - **Private Lot Maintenance** –Management recapped that contracts were mailed to all owners for the maintenance of the private vacant lots. The annual price is \$595 for 17 cuts at \$35/cut. So far there are a number of lots who have signed on but not all that were being mowed previously by Cheryl Little.
 - **Clubhouse Project Update**-Mark Dorsten recapped that the clubhouse has been painted and the fascia and soffits have been installed and completed. Additionally, all windows and doors have been installed. For the interior, it was noted by Mark and Kevin that drywall may be an issue to finish properly, the insulation should be spray foam and that there should be 2-3 mini split a/c units for cooling.
 - For the previously approved culvert project along the runways, Sal from Mella Enterprises was suggested as a possible vendor to complete the job. Patrick from Burg will call Sal and see if he can complete the job. The funds are previously approved and he can do it for the same price.
 - **Cavazos Lot foreclosure / forfeiture**-Patrick D motioned to proceed with due diligence in assuming ownership of the Cavazos lot in lieu of collecting past due funds. Patrick H will notify the Association Attorney to proceed.
 - **EAA Cease Operation Order**-Management recapped that there was an EAA guest that had paid his invitee fee but failed to provide insurance for his aircraft so he was not allowed to fly out of the airpark until he does so. It was not applicable to the whole EAA.
 - **Resignation of Mark Dorsten**-Mark motioned to nominate Joel Smith to fill his vacant position on the Board of Directors. The motion was seconded by Patrick D and approved unanimously. Joel will fill the remainder for Mark's term which will expire at the annual meeting 2025.
 - **Gate Issues**-Kevin mentioned that he would like to change the gate code. New gate code should be 8989 and the vendor / guest code should be 3939. He also mentioned that the 2 button was not working and should be replaced. He also mentioned that we should order 2 additional boxes of remotes and have them programmed.
- b. Dead Trees**- There are several dead trees on private lots in the community. Kevin would like for Patrick H to contact those owners to address their dead trees or potentially have the Board address them, if they fail to.
- c. EAA non-functional plane**- The EAA has an older Cherokee 140 that they would like moved to the back on the EAA hanger or potentially off property.

V. Adjournment: With no further business, the meeting was adjourned at 09:00 a.m.

Respectfully Submitted,
Patrick Harvey
Association Manager