

FINAL

**Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
January 27, 2015**

**Seminole County Sheriff's Office
East Region Service Center
1225 East Broadway Street
Oviedo, FL 32765**

Board Members in Attendance: David Matarese, June Richcreek and Joan Scaper

Board Members Absent: Ed Sills

Pinnacle Staff in Attendance: Anne M. Smith, LCAM and Debbie Donovan,
Administrative Assistant

Meeting was called to order at 7:07 PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

Charlene Larney addressed the Board regarding speeding and high school students parking on Arrowroot and the surrounding areas. An Oviedo police officer attended the meeting and will follow up on Mrs. Larney's concerns.

Helen Hoppman is a new resident of Little Creek, and had questions about street parking and the architectural review process.

GUEST SPEAKER

Valerie Williams of Alliance Collections attended the meeting to discuss how Alliance works. After the presentation, motion was made by David Matarese and seconded by Joan Scaper to proceed with Alliance Collections to assist with the Association's delinquent accounts. Motion carried unanimously.

MINUTES

The Board unanimously approved the October 28, 2014 Board Meeting minutes as written.

FINANCIALS

Motion was made by Joan Scaper and seconded by David Matarese to approve October, November and December financials as prepared. Motion carried unanimously.

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Year-End Reserve Contribution: Motion was made by Joan Scaper and seconded by June Richcreek to *ratify* unanimous written approval to transfer \$20,000.00 from Operating account to Money Market Reserve account. Motion carried unanimously.

COLLECTIONS

Status Report as prepared by Patrick Willis' Office was reviewed.

Board Action Request – Collections:

- The Board approved the waiver of \$52.78 in late fees, administrative fees and interest against *1531 Bullbush Way*.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Quarterly pressure cleaning of fishing pier completed.
- Holiday décor installed.
- Pressure cleaning of the common elements completed.
- Basketball net and rim replaced at Strand Park.
- Declining tree in easement area at 2731 Running Springs Loop removed.
- Time clock motor replaced at Maidencane Park.
- Various irrigation repairs completed.
- Holiday décor removed and stored.
- Various lighting repairs completed at both parks.

NON-COMPLIANCE

December Non-Compliance report was reviewed.

BOARD REPORTS

ARCHITECTURAL REVIEW

Several applications were reviewed.

EVENTS & ACTIVITIES UPDATE

There were no updates at this time.

WEBSITE UPDATE

There were no updates at this time.

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OLD BUSINESS

Reclaimed Water: David Matarese will draft a letter to the City of Oviedo, which Management will send on the Board's behalf, inquiring about the possibility of the City installing a water meter in the center island to separate Little Creek irrigation from the City of Oviedo's water meter.

Joan Scrapper reported an issue with one of the basketball nets at Strand Park. One net was replaced in December. Management will inspect and have the net(s) replaced as necessary.

NEW BUSINESS

Motion was made by David Matarese and seconded by Joan Scrapper to execute Pinnacle's contract renewal. Motion carried unanimously.

NEXT MEETING

The next meeting will be held on Tuesday, February 24, 2015 at 7 PM at the Sheriff's Office East Region Service Center.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:00 PM.

Respectfully submitted by:

Anne M. Smith, LCAM
Pinnacle Property Management, LLC
On behalf of the Secretary of the Little Creek Homeowner's Association, Inc.