

FINAL  
**Little Creek Homeowners Association, Inc.**  
**BOARD OF DIRECTOR'S MEETING**  
**February 24, 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, Joan Scrapper,  
and Ed Sills

Pinnacle Staff in Attendance:                 Anne M. Smith, LCAM

Meeting was called to order at 7:02 PM. Quorum of the Board was verified. Meeting was properly noticed.

**OPEN FORUM**

No homeowners addressed the Board.

**ORGANIZATIONAL MEETING**

As Ed Sills was absent from the Annual Meeting in January, the Board took a moment to conduct its Organizational Meeting. After brief discussion, the following Officers were elected:

- **Ed Sills, President**
- **David Matarese, Vice President**
- **Joan Scrapper, Treasurer**
- **June Richcreek, Secretary**

Ed Sills and Joan Scrapper, along with property manager Anne Smith, will be signers on all bank accounts. Former Board Member Richard Kurpiers will be removed as a signer.

**MINUTES**

Motion was made by Joan Scrapper and seconded by David Matarese to approve the January 27, 2015 Board Meeting minutes as written. Motion carried unanimously.

**FINANCIALS**

Motion was made by Joan Scrapper and seconded by Ed Sills to approve the January financials as presented. Motion carried unanimously.

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June Richcreek mentioned her daughter's HOA awards a \$2K scholarship each year to a deserving family with no violations and no past due assessments. June will prepare a list of eligibility requirements for review at a future meeting.

**COLLECTIONS**

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

- **Board Action Request- Collections:**
  - The Board rejected the settlement offer proposed by *2872 Old Kerry Court*. The Board also voted to close the account at Patrick Willis' office and move to Alliance Collections.
  - The Board voted to close *2750 Running Springs Loop* at Patrick Willis' office and move to Alliance Collections.
  - The Board voted to close *2877 Strand Circle* at Patrick Willis' office and move to Alliance Collections.

**GROUNDS & MAINTENANCE**

The following items were identified and addressed:

- Megaphone installed at Strand Park.
- Basketball net replaced at Strand Park for second time.
- Various irrigation repairs completed.

**NON-COMPLIANCE**

January 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**

Information regarding the State of the City Address to be held on March 26, 2015 will be added to the website.

**OLD BUSINESS**

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**Reclaimed Water/Irrigation of Lockwood Boulevard Center Island:** David Matarese presented a comprehensive "Irrigation Cost Issue Analysis" to the Board (attached). The Board leaned towards Course of Action (COA) #3. Anne Smith will ask Grasshoppers to count all irrigation heads by type, along both sides of boulevard, center island and side islands in preparation for a letter to be sent to City Staff regarding this matter.

**NEW BUSINESS**

**Street Parking:** The Board reviewed information and a petition started by some homeowners regarding their desire to have "No Parking" signs installed along Arrowroot Place and Broadleaf Court. Management is to contact the Principal at Hagerty High School to set up a meeting for Anne Smith and Ed Sills. In addition, management is to contact Oviedo Police Department to inquire as to what steps are necessary in order to obtain approval for the installation of No Parking signs. Homeowners should be made aware this would also preclude them from parking in the street in front of their own homes. Lastly Management is to contact the homeowners who were requesting HOA assistance in this matter and apprise them of the steps the HOA is taking.

After discussion, motion was made by Ed Sills and seconded by David Matarese to change the Board Meeting schedule from monthly to bi-monthly. Motion carried unanimously. This information will also be added to the website.

**NEXT MEETING**

The next meeting will be held on Tuesday, April 28, 2015 at 7 PM at the Sheriff's Office East Region Service Center.

**ADJOURNMENT**

There being no further business to come before the Board, motion was made by David Matarese and seconded by Joan Scaper to adjourn the meeting 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.

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Little Creek HOA Irrigation Cost Issue Analysis

Information:

- LCHOA converted to reclaimed water for the irrigation of the common areas.
- Reclaimed water pressure damaged LCHOA pipes and resulted in higher costs for repair, maintenance, and water irrigation versus the previous use of the retention pond.
- Attempts to negotiate with the city for relief or cost share have not been settled.
- LCHOA pays the cost for the landscape maintenance of the middle boulevard as part of its common areas even though it is owned by the city.

Problem:

- Cost of irrigation of city property areas are too high or fair to LCHOA

Courses of Action for analysis:

- COA 1 – Do nothing and LCHOA continues to pay the cost of the irrigation and landscape maintenance of the middle boulevard.
- COA 2 – Isolate the irrigation system to the city property and turn over irrigation and landscape responsibility to the city.
- COA 3 – No change to the irrigation system or landscape responsibility cost, but cost share for reclaimed water between LCHOA and city would be based on the percentage of area irrigation of the middle boulevard and the other common areas. Grasshoppers would calculate total sprinkler heads by type and percentage responsible for city property. (e.g. 50% LCHOA and 50% City).
- COA 4 – Do not water the city property by capping the irrigation heads, but still maintain the cost of landscape maintenance. Replace dead plants as necessary with Florida Friendly Landscape that would be appropriate for the environment.
- COA 5 – Do not water the city property by capping the irrigation heads and turnover landscape responsibility to the city.

Criteria for selecting a course of action:

- LCHOA costs
- Maintain the beauty of the common areas
- City of Oviedo costs
- Other selection criteria???

Analysis: More is the best choice, (“+” is a benefit; “-” is a detriment; no mark is neutral)

	COA 1	COA 2	COA 3	COA 4	COA 5
LCHOA costs	- -	++	+	-	+
Beauty	+		+		-
City costs		- -	-		-
Other					
Total					