

FINAL  
**Little Creek Homeowners Association, Inc.**  
**BOARD OF DIRECTOR'S MEETING**  
**April 28, 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 7:04 PM. Quorum of the Board was verified. Meeting was properly noticed.

**OPEN FORUM**

- Mr. Jerry Hoppman inquired for instructions on how to install a fence. Management instructed Mr. Hoppman to fill out an ARB form for review prior to commencing any work.
- Valerie Williams from Alliance provided updates on research performed regarding collection cases.

**MINUTES**

Motion was made by Joan Scrapper and seconded by Ed Sills to approve the February 24, 2015 Board Meeting minutes as written. Motion carried unanimously.

**FINANCIALS**

Motion was made by David Matarese and seconded by Joan Scrapper to approve the February and March financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

- **Board Action Request- Collections:**
  - The Board ratified approval to give LIT0368 until the end of April to pay the full amount owed. The Board would like to find out if they made another payment in April or not. Collection Manager will email that information to the Board.

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- The Board voted to close account LIT0074 at the attorney and move it to Alliance for collections.
- The Board voted to close account LIT0014 at the attorney and move it to Alliance for collections.

Motion was made by Ed Sills and seconded by David Matarese to close the following accounts at the attorney and move them to Alliance. Motion carried unanimously.

- |           |           |           |
|-----------|-----------|-----------|
| • LIT0014 | • LIT0236 | • LIT0374 |
| • LIT0031 | • LIT0286 | • LIT0402 |
| • LIT0085 | • LIT0368 | • LIT0178 |
| • LIT0189 | • LIT0338 | • LIT0074 |

**GROUND & MAINTENANCE**

The following items were identified and addressed:

- Monthly maintenance completed.
- Minor irrigation repairs completed.
- Ponds treated for monthly nuisance aquatic vegetation.
- Communicating with insurance companies regarding reimbursement of brick wall repair.
- Confirming with City of Oviedo regarding crosswalk stripes repair.
- The two brick walls caused by car accidents have been fixed. The other wall repair will be completed by the end of the week.
  - Note: We are waiting for the reimbursement from the two car accidents from the applicable insurance companies.
- Motion was made by Ed Sills and seconded by David Matarese to approve quote 3164 at the amount of \$1,415 from Grasshopper for tree trimming. Motion carried unanimously.

**NON-COMPLIANCE**

March Non-Compliance report was reviewed.

The Board voted to send a 21-Day Demand letters to the following accounts. Motion carried unanimously.

- LIT0182
- LIT0374
- LIT0308

**ARCHITECTURAL REVIEW**

There were no updates at this time.

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**OLD BUSINESS**

**Smartlink Irrigation Timer**

- Motion was made by David Matarese and seconded by Joan Scaper to approve quote 2830 Smartlink Irrigation at the amount of \$4,017 from Grasshopper. Motion carried unanimously.
- David Matarese would like to discuss with Grasshopper regarding the Irrigation Head Count Report. Management will contact Grasshopper with David Matarese's contact information.

**NEW BUSINESS**

- **Yard Sale Signs** - The Board would like to order "Yard Sale" signs to be posted inside the entrance monuments. This will allow Management to communicate to the residents at Little Creek regarding upcoming yard sales with ample time to prepare.

**NEXT MEETING**

The next meeting will be held on Tuesday, June 23, 2015 at 7 PM at the Seminole County Sheriff's Office.

**ADJOURNMENT**

There being no further business to come before the Board, motion was made by David Matarese and seconded by Ed Sills 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.