

FINAL
Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
June 23, 2015

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

Board Members in Attendance: David Matarese, Ed Sills, and Joan Scaper

Board Members Absent: June Richcreek

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 7:03 PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

- Mr. Gerald Hoppman provided two pictures with non-compliant vehicles parked in the street. Management will follow up with Non-Compliance department.
- Ms. Robin Roskowski wanted updates on her ARB application regarding a fence. Management will follow up and provide Ms. Roskowski with updates.

MINUTES

Motion was made by Joan Scaper and seconded by David Matarese to approve the April 28, 2015 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Joan Scaper and seconded by Ed Sills to approve the February and March financials as presented. Motion carried unanimously.

MANAGER REPORT

COLLECTIONS

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

- **Board Action Request- Collections:**
 - The Board approved the payment plan for the LIT0206 at \$20 per week with a lump sum payment (approx. \$75.78) at the end of June.
 - Motion was made by Joan Scaper and seconded by David Matarese to approve a settlement offer of \$1,908.58 to help close a short sale for LIT0074.

FINAL

GROUND & MAINTENANCE

The following items were identified and addressed:

- Monthly maintenance completed.
- Minor irrigation repairs completed.
- Ponds treated for monthly nuisance aquatic vegetation.
- Received confirmation from the City of Oviedo that the crosswalk striping on Strand Circle has been completed.
- Elevated and thin the oak trees.
- Brick wall repair completed from both accidents.
- Follow up with insurance companies regarding the two accidents:
 - Accident on 3/17/2015 – Dispute between two insurance companies, pending outcome.
 - Accident on 3/27/2015 – Agent supervisor reviewing invoices, pending outcome.

NON-COMPLIANCE

- The Non-compliance report was not ready for this meeting. Management will follow up with the Board after the meeting.

ARCHITECTURAL REVIEW

There were no updates at this time.

OLD BUSINESS

Landscape

- Motion was made by Ed Sills and seconded by Joan Scrapper to approve quotes 3332 – 3336 in the amount of \$7,234.67. David Matarese abstains from voting.
- David Matarese would like to speak with Grasshopper. Management will provide David Matarese's contact number to Grasshopper and ask them to reach out to him.

NEW BUSINESS

- There was no new business to discuss.

NEXT MEETING

The next meeting will be held on Tuesday, August 25, 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 Joan Scrapper and seconded by David Matarese to adjourn the meeting at 7:33 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.