

Final  
**Little Creek Homeowners Association, Inc.**  
**BOARD OF DIRECTOR'S MEETING**  
**August 25, 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 June Richcreek

Board Members Absent: Joan Scrapper

Pinnacle Staff in Attendance: CJ Blancett, LCAM, and Anne M. Smith, LCAM

Meeting was called to order at 7:05 PM. Quorum of the Board was verified. Meeting was properly noticed.

**OPEN FORUM**

- Homeowner complained about boats and campers in non-compliance within the community, as well as vehicles without license plates. A discussion ensued and Anne Smith explained the order in which notifications were sent to the homeowners regarding violations. The Board acknowledged that compliance issues were taking too long to resolve, and Management agreed that a telephone call could be placed to the owner(s) prior to sending initial letter.
- Homeowner complained about a sign that was down, and random debris at the park. CJ Blancett addressed these issues, advising that the areas of concern had been recently removed, an unauthorized structure as well.
- Homeowner questioned why the information on delinquencies were so "encrypted" when placed on the website. Anne Smith advised that it was unnecessary to place the homeowners' names and addresses, when the lot numbers could easily identify the homeowners, without revealing sensitive information.
- The Board advised that all ARCs are to be brought to the meetings for approval. Ed Sills will sign all ARCs at Pinnacle Office.
- Board acknowledged the contract with Alliance (Valerie Williams) and a discussion ensued regarding the amount of money that is owed to Alliance (Vallerie Williams) Board requested to have page numbers put on Board packets (for ease of reviewing) if possible.

**MINUTES**

Motion was made by Ed Sills and seconded by David Matarese to approve the July 2015 Board Meeting minutes as written. Motion carried unanimously.

## **FINANCIALS**

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

## **COLLECTIONS**

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

- **Board Action Request- Collections:**
- The Board approved 21 day Demand Letters to be sent to eleven outstanding accounts.

## **GROUNDS & MAINTENANCE**

The following items were identified and addressed:

David Materese advised he had received the PDF with corrected information from landscaper, regarding sprinkler heads and water usage. He will work on compiling information after the 16<sup>th</sup> of September.

## **NON-COMPLIANCE**

- The non-compliance report was reviewed and Mr. Matarese pointed out that several of the items that the homeowner had concerns about, had been addressed within the non-compliance report. CJ Blancett advised that she would personally be conducting the inspections, beginning September 2015.

## **ARCHITECTURAL REVIEW**

There were no updates at this time.

## **OLD BUSINESS**

David Materese advised he had received the PDF with corrected information from landscaper, regarding sprinkler heads and water usage. He will work on compiling information after the 16<sup>th</sup> of September.

## **NEW BUSINESS**

Anne Smith previewed the new wreath to be used during the Christmas decorating. The Board decided to simplify the wreath and eliminate the use of polka dots.

June Richcreek suggested the first Saturday in October and May for the yard sale dates. Information on the yard sales to be placed on Craigslist and in the Orlando Sentinel.

CJ Blancett to have the lights at the entrance to the Isles checked as they are not coming on at night

## **NEXT MEETING**

The next meeting will be held on Tuesday, October 27, 2015 at 7 PM at the Seminole County Sheriff's Office.

Final

**ADJOURNMENT**

There being no further business to come before the Board, motion was made by David Materese and seconded by Ed Sills to adjourn the meeting at 7:53 PM.

Respectfully submitted by:

CJ Blancett, LCAM  
Pinnacle Property Management, LLC  
On behalf of the Secretary of the Little Creek Homeowner's Association, Inc.

