

FINAL

**Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
March 29, 2016**

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

Board Members in Attendance: Beth Logullo, David Matarese, June Richcreek and Ed Sills

Board Members Absent: Joan Scrapper

Pinnacle Staff in Attendance: 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

The homeowner at 1617 River Birch asked the Board to reconsider his request for a metal roof, which was previously denied.

Valerie Bender from Alliance Collections presented the quarterly status update.

GUEST SPEAKERS

Gary Stephens and David New of Vital Signs attended the meeting to discuss options for the new entrance monument signs.

MINUTES

Motion was made by David Matarese and seconded by Beth Logullo to approve the January 26, 2016 Board Meeting minutes. Motion carried unanimously.

MANAGER'S REPORT

The following grounds and maintenance items were addressed:

- Completion of irrigation repair and battery operated timers from Grasshoppers
- Shrub treatment at 1599 River Birch Avenue by lift station completed by Grasshoppers
- Monthly grounds maintenance completed

The following administrative tasks were completed:

- Organized an assessment of the brick wall (weep holes) at 2754 Running Springs Loop
- Follow up with Vital Signs for the monument project

FINANCIALS

Motion was made by David Matarese and seconded by Ed Sills to approve the January and February 2016 financials as presented. Motion carried unanimously.

COLLECTIONS

The Board reviewed the Status Reports prepared by Alliance Collections and the Law Office of Patrick Willis.

FINAL

BOARD & COMMITTEE REPORTS

There were no items to report on.

NON-COMPLIANCE

The March 2016 report and final notice expirations were reviewed.

Motion was made by David Matarese and seconded by Ed Sills to send a 21-day demand letter to the following homes. Motion carried unanimously.

- 1541 Bullbush Way regarding pressure washing the driveway
- 2730 Cordgrass Street regarding pressure washing the landscaping blocks
- 1768 Prairie View Lane regarding pressure washing the fascia
- 2673 Running Springs Loop regarding power washing the driveway, sidewalk and walkway
- 2720 Running Springs Loop regarding pressure washing the fence
- 2843 Strand Circle regarding repairing the fence
- 2809 Strand Loop Court regarding pressure washing the home
- 2811 Strand Loop Court regarding pressure washing the driveway

OLD BUSINESS

Monument Signs: The vendor will submit renderings of the fonts discussed for final review and approval.

Water Consumption/City of Oviedo: David Matarese and Anne Smith met with City Officials again. Management and board will continue to pursue this subject until all avenues have been explored.

NEW BUSINESS

The Board would like to invite Jay Stainer to the May board meeting.

The May meeting Agenda should include "Review 2016 Reserve Study".

PPM will instruct Grasshoppers to redirect irrigation away from monument signs.

NEXT MEETING

The next meeting will be held on Tuesday, May 24, 2016 at 7:00 PM at the Seminole County Sheriff's Office, East Region Service Center, 1225 East Broadway Street, Oviedo, FL 32765

ADJOURNMENT

There being no further business to come before the Board, motion was made by Ed Sills and seconded by David Matarese to adjourn the meeting at 8:25 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.