

FINAL

**Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
September 27, 2016**

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

Board Members in Attendance: Beth Logullo, Joan Scrapper, and Ed Sills

Board Members Absent: David Matarese and June Richcreek

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.

MINUTES

Motion was made by Joan Scrapper and seconded by Beth Logullo to approve the July 26, 2016 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

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

After review and discussion, motion was made by Ed Sills and seconded by Joan Scrapper to approve the 2017 proposed budget. Motion carried unanimously.

COLLECTIONS

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

The August Status Report prepared by Alliance was reviewed. The Board agreed to move forward with lien foreclosure against Lot 0178 and Lot 0085.

GROUNDS & MAINTENANCE

The following grounds & maintenance items were identified and addressed:

- Tree trimming along Lockwood completed.
- Light repairs at basketball court at Strand Park completed.
 - It was reported the lights are not coming on in the evening. Management will have the timer inspected.
- Beware of Alligators sign installed at dock and pond off of Maidencane.

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- Dock repairs completed.
- Yard Sale banners will be installed on September 26.
- Yard Sale signs installed on August 29.
- Minor irrigation repairs completed.
- Monthly landscaping maintenance completed.
- Monthly irrigation inspections completed.
- Monthly aquatic maintenance completed.

ADMINISTRATIVE

The following administrative items were identified and addressed:

- Website layout updated.
- Community garage sale date added to website.
 - The sale will be held on October 1, 2016 from 8 AM to 2 PM.
 - Yard Sale ad will be placed on Craigslist on September 26.
- National Night Out information added to website.
 - NNO will be held on October 4, 2016 from 6 PM to 9 PM.

RATIFICATIONS

Motion was made by Ed Sills and seconded by Joan Scrapper to ratify unanimous, written approval of the following items. Motion carried unanimously.

- Grasshoppers' quote 3986 in the amount of \$2,700.00 to cut back and clear brush between 2731 and 2741 Running Springs Loop.
- Grasshoppers' quote 4032 in the amount of \$1,029.00 to install miscellaneous "fill in" plants in common areas.
- Grasshoppers' quote 4034 to replace 275 Jasmine throughout Lockwood Blvd. Grasshoppers will complete this work at no charge to the Association.
- Grasshoppers' quote 4036 in the amount of \$2,160.00 to install 48 yards of pine bark mulch along the common ground areas.

PROPOSALS

The following were presented for review:

- **Perennial Peanut at entrance monuments**
 - Motion was made by Ed Sills and seconded by Joan Scrapper to approve Grasshoppers' quote 4033 in the amount of \$1,150.00. Motion carried unanimously.
- **Center median Indian Hawthorne**
 - Motion was made by Ed Sills and seconded by Joan Scrapper to approve Grasshoppers' quote 4030 in the amount of \$8,676.50. Motion carried unanimously.

NON-COMPLIANCE

The September Non-Compliance Report was reviewed.

In an effort to expedite the violation process, motion was made by Ed Sills and seconded by Joan

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Scraper to ratify unanimous Board approval to remove the Second Notice, going from a Courtesy Notice to a Final Notice after 30 days if a violation still exists. Motion carried unanimously.

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

Signage for Fishing Dock: The Board tabled at this time.

Newsletter: The Board would like to create a newsletter twice per year. Anne Smith explained the content should come from the Board and Management will format, print and mail.

Landscaping: The Board would like quotes for poinsettias during the holidays as well as annuals. Additionally, the Board would like Grasshoppers to replace the Flax Lilies that were over trimmed at no expense to the Association.

NEXT MEETING

The next meeting will be held on Tuesday, November 22, 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 Beth Logullo to adjourn the meeting at 8:05 PM. Motion carried unanimously.

Respectfully submitted by:
Anne M. Smith, LCAM
Pinnacle Property Management, LLC
On behalf of the Secretary of the Little Creek Homeowner's Association, Inc.