

FINAL
Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
January 26, 2016

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

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

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 7:20PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

No homeowners addressed the Board.

MINUTES

Motion was made by Joan Scrapper and seconded by David Matarese to approve the November 3, 2015 Board Meeting minutes as amended. Motion carried unanimously.

MANAGER'S REPORT

The following **grounds and maintenance** items were addressed:

- Monthly maintenance completed
- Minor irrigation repairs completed
- Grasshoppers replaced bushes at entrance due to a vehicle running into entry median
- Grasshoppers replaced the sod from vehicle damage by Old Lockwood
- Pressure washing of common areas complete

The following **administrative** items were completed:

- Collected quotes for signs

FINANCIALS

Motion was made by Joan Scrapper and seconded by David Matarese to approve the October, November and December 2015 financials as presented. Motion carried unanimously.

COLLECTIONS

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

- Board Action Requests:
 - LIT0319: Current Outstanding Balance of \$244.39. The Board of Directors approves the waiver request for one time only. No further waivers going forward.

BOARD & COMMITTEE REPORTS

There were no items to report on.

NON-COMPLIANCE

The December report and final notice expirations were reviewed.

PROPOSALS

Monument signs are under review and will be decided at the next meeting on March 29, 2016. The board expressed the desire to have the black background with gold flecks with the gold font. In addition, one piece or two pieces is preferred of Corian rather than smaller squares. PPM will contact vendors and will convey the preferences of the Board of Directors.

NEXT MEETING

The next meeting will be held on Tuesday, March 29, 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 David Materese and seconded by Ed Sills to adjourn the meeting at 8:10 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