

FINAL

**Little Creek Homeowners Association, Inc.  
BOARD OF DIRECTOR'S MEETING  
January 24, 2017**

**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, Joan Scrapper, and Ed Sills

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 7:12 PM. Quorum of the Board was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Joan Scrapper and seconded by David Matarese to approve the September 27, 2016 Board Meeting minutes as written. Motion carried unanimously.

**FINANCIALS**

Motion was made by David Matarese and seconded by Beth Logullo to approve the September, October, November, and December financials as presented. Motion carried unanimously.

Motion was made by Joan Scrapper and seconded by Ed Sills to ratify unanimous Board approval to transfer \$10K from the year-end surplus to the Association's Money Market account to generate interest. Motion carried unanimously.

**COLLECTIONS**

Status Reports as prepared by Patrick Willis' Office and Alliance reviewed.

**GROUNDS & MAINTENANCE**

The following grounds & maintenance items were identified and addressed:

- GFCI reset on exit side of Crossings at Little Creek entrance.
- Holiday décor installed, removed and stored.
- Entrance lighting LED upgrades completed.
- Brush between 2731 and 2741 Running Springs Loop cut back and cleared.
- Perennial Peanut installed at entrances to replace declining Bulbine.
- Miscellaneous plant fill-in completed.
- Jasmine damaged by chemical burn replaced at no charge.
- Pine bark mulch installed in common areas.

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- Indian Hawthorne installed in center medians.
- Maidencane and Strand Parks treated for fire ants.
- The Board requested quotes for annuals and Poinsettias. Because of the installation of the Perennial Peanut, Grasshoppers stated there is no room to install annuals or Poinsettias.
- Ed Sills completed a walkthrough with Grasshoppers on December 8, 2016.
- Minor irrigation repairs completed.
- Quarterly pressure cleaning of dock completed.
- Monthly landscaping maintenance completed.
- Monthly irrigation inspections completed.
- Monthly aquatic maintenance completed.

### **ADMINISTRATIVE**

The following administrative items were identified and addressed:

- Community yard sale was held on October 1, 2016 from 8 AM to 2 PM.
  - Temporary permits secured from City of Oviedo for banners.
  - Banners were installed one month prior to sale.
  - Ad was placed on Craigslist.
- National Night Out was held on October 4, 2016 from 6 PM to 9 PM.
- Annual Meeting paperwork mailed to membership on January 4, 2017.

### **RATIFICATIONS**

Motion was made by Ed Sills and seconded by Beth Logullo to ratify unanimous, written approval for the following items. Motion carried unanimously.

1. *Larsen Landscape and Tree Service* – The Board approved paying Larsen \$350.00 for additional work performed during the tree trimming project, which was not previously approved by the Board.
2. *Board Action Request: Account LIT0062* – The Board approved proceeding with foreclosure.
3. *Board Action Request: Account LIT0252* – The Board approved waiving the \$45.00 Intent to Lien charge.
4. *Board Action Request: Account LIT0324* – The Board approved sending an Intent to Lien notice.

### **NON-COMPLIANCE**

The Board reviewed the January non-compliance report.

### **OLD BUSINESS**

There was no old business discussed.

### **NEW BUSINESS**

**HOA Booklet of Rules and Regulations:** The primary discussion revolved around playsets. There are currently no height restrictions in Little Creek's governing documents regarding playsets. Ed Sills will research standard height(s) of playsets and will report at a future meeting.

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### **OPEN FORUM**

Topics discussed included:

- Trash cans visible from the street
- Street parking
- Noise ordinances
- Streetlight obstructions/streetlight outages
- Doggie stations
- The old nature trail – Management will have a “No Trespassing” sign installed

### **NEXT MEETING**

The next meeting will be held on Tuesday, March 28, 2017 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 Joan Scrapper to adjourn the meeting at 8:20 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.