

FINAL
Little Creek Homeowners Association, Inc.
BOARD OF DIRECTOR'S MEETING
March 28, 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, Joan Scrapper, and Ed Sills

Board Members Absent: June Richcreek

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 7:02 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 January 24, 2017 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Joan Scrapper and seconded by David Matarese to approve the January and February financials as presented. Motion carried unanimously.

COLLECTIONS

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

Board Action Request – **LIT0346**: The Board voted to proceed with lien foreclosure through Alliance.

GROUNDS & MAINTENANCE

The following grounds & maintenance items were identified and addressed:

- Community yard sale scheduled for Saturday, April 1, 2017 from 8 am to 2 pm.
 - Temporary permits will be secured from City of Oviedo for banners.
 - Signs were installed on March 3, 2017.
 - Banners will be installed Sunday prior to sale and will be removed Sunday following sale.
 - Ad will be placed on Craigslist.
- No Trespassing sign installed old nature trail.
- Minor irrigation repairs completed.
- Monthly landscaping maintenance completed.
- Monthly irrigation inspections completed.
- Monthly aquatic maintenance completed.

ADMINISTRATIVE

The following administrative tasks were completed:

FINAL

- Annual Corporate Report filed with the State on February 9, 2017.

NON-COMPLIANCE

March Non-Compliance Report was reviewed. Motion was made by David Matarese and seconded by Joan Scaper to proceed with sending 21-day final demands to the following homes. Motion carried unanimously.

2746 Running Springs Loop	Pressure wash and repair fence
2746 Running Springs Loop	Pressure wash home
2750 Running Springs Loop	Pressure wash driveway
2796 Running Springs Loop	Pressure wash driveway
2895 Strand Circle	Installed roof without approval
1726 Tealbriar Avenue	Clean or paint mailbox
1726 Tealbriar Avenue	Pressure wash driveway, sidewalk etc
1726 Tealbriar Avenue	Trash can and recycle storage

OLD BUSINESS

There was no old business discussed.

NEW BUSINESS

2017 Boy Scout Flag Fundraiser: Motion was made by Joan Scaper and seconded by David Matarese to approve the Association’s participation in the 2017 Boy Scout Flag Fundraiser. One American flag will be installed at each entrance monument on Memorial Day, Independence Day, Labor Day, and Veterans Day for a donation of \$500.00.

Fishing Dock Cleaning: Motion was made by Ed Sills and seconded by Joan Scaper to increase pressure cleaning of the fishing dock from quarterly to monthly. Motion carried unanimously.

OPEN FORUM

No homeowners were present to address the Board.

NEXT MEETING

The next meeting will be held on Tuesday, May 23, 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 Scaper to adjourn the meeting at 7:15 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.