

**Little Creek Homeowners Association, Inc.**  
**BOARD OF DIRECTOR'S MEETING**  
**May 30, 2017**

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

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

Pinnacle Staff in Attendance: Anne M. Smith, LCAM, and Jose Riestra, Jr.

Meeting was called to order at 7:00 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 March 28, 2017 Board Meeting minutes as written. Motion carried unanimously.

**FINANCIALS**

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

Motion was made by Joan Scrapper and seconded by Ed Sills to approve the 2016 year-end financials as prepared. Motion carried unanimously.

**COLLECTIONS**

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

**Board Action Requests – Collections:**

- Motion was made by Ed Sills and seconded by Joan Scrapper to send nine (9) accounts to Alliance for further collections proceedings. Motion carried unanimously.
- Motion was made by Ed Sills and seconded by Joan Scrapper to proceed with HOA foreclosure action through Alliance against account LIT0308. Motion carried unanimously.

**GROUNDS & MAINTENANCE**

The following grounds & maintenance items were identified and addressed:

- Frog spring toy repaired and repainted at Maidencane Park.
- Minor irrigation repairs completed.
- Monthly fishing pier cleaning completed.
- Monthly landscaping maintenance completed.
- Monthly irrigation inspections completed.
- Monthly aquatic maintenance completed.

### **NON-COMPLIANCE**

May Report was reviewed.

Motion was made by Ed Sills and seconded by Joan Scrapper to send a final 21-day demand to two (2) homes. Motion carried unanimously.

### **OLD BUSINESS**

The Board reviewed an update from Twin Rivers regarding the development of the golf course.

### **NEW BUSINESS**

Motion was made by Joan Scrapper and seconded by Ed Sills to accept David Matarese's resignation from the Board. Motion carried unanimously.

### **OPEN FORUM**

No homeowners were present to address the Board.

### **NEXT MEETING**

The next meeting will be held on Tuesday, July 25, 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 8:15 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.