

**LITTLE CREEK HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTOR'S MEETING**

**November 28, 2017**

**7:00 pm**

**Seminole County Sheriff's Office**

**East Region Service Center**

**1225 East Broadway Street**

**Oviedo, FL 32765**

**MINUTES**

Board Members in Attendance: Beth Logullo, Joan Scaper, Ed Sills and June Richcreek  
Board Members Not n Attendance: David Matarese  
Management Staff in Attendance: Jose Riestra Sr. WOH/Pinnacle Management Owner and Patti Maffettone, LCAM

**CALL TO ORDER**

Meeting was called to order at 7:07 pm. A quorum of the Board was verified and the Meeting was properly noticed.

**MINUTES**

A Motion was made by Ed Sills and seconded by Joan Scaper to approve the September 26, 2017 Board Meeting Minutes as written. The motion carried unanimously.

**FINANCIALS**

Management provide a summary of the financials from October as submitted. A motion was made by Joan Scaper and seconded by Ed Sills to approve financials as presented. A motion carried unanimously.

**Accounts Receivable Ageing Report**

The Board reviewed the ageing report as received. There were a few questions on the Account Receivable Aging Report if the homeowner's account number were changed and if all payments received were posted to the new account? Management will have the Accounting Department review that all is correct and will confirm back to the Board.

**COLLECTIONS**

The Status Reports as prepared by Patrick Willis Office and Alliance were reviewed by the Board. As well as the 21-day Compliance Action Report.

Alliance Status Board Action Request - 2738 Willowcreek - The Board discussed the owners request to waive \$100 in late fees. A motion was made by Joan Scaper and seconded by Ed Sills to deny the owner request to waive any fees because the account has had a past due balance for two years and still has not paid off the remaining outstanding balance. The motion carried unanimously.

## **MANAGER'S REPORT**

Management provided a summary review of the report. The Board had a few questions and Management answered accordingly.

## **Proposals for Review**

**Review of Grasshopper's Proposal to Trim Back Tree Concerns in Conservation behind owner 1595 Maidencane Loop** - The Board table the discussion and review of Grasshopper's proposal of trimming back of the trees located behind 1595 Maidencane Loop property/home and patio screen enclosure until the next meeting. Ed Sills is reviewing the matter further with the City/County/SJRWMD standard of the Conservation/Wetlands guidelines.

## **OLD BUSINESS**

**New Bank Application for BOD Signature Cards** - Mr. Riestra Sr. of the World of Homes (WOH)/Pinnacle Management reviewed the benefits of the Association changing over the Operating Bank accounts with American Momentum Bank He explained that American Momentum bank requires the Board to sign the application for new bank signature cards in order for the change/transfer of bank funds to American Momentum Bank to be processed. Ed Sills stated that the Board will table the bank change review and discussion until the next Board Meeting. Management explained that a decision need to be made soon in order to send the homeowners the notice of the approved 2018 budget with the new assessment coupons with new the bank processing center address. Ed Sills requested that the new 2018 budget coupons for the homeowners be sent out as the same info of the current bank processing address for Union Bank.

**Maggio Lighting Limited- Holiday Decorations** - Management confirmed that Maggio Lighting Limited completed the install of the holiday decorations as of 11/18/17.

## **NEW BUSINESS**

**Review of New 2018 Pinnacle/WOH Proposed Management Contract** - The Board tabled the discussion and review of the WOH/Pinnacle Management new contract agreement until the next meeting or until they receive the copy of the current of the Management contract that expires December 31, 2017, which was requested a few months ago for review and they didn't receive it. Management will provide a copy to them as soon as possible.

**Little Creek Website Expires Dec. 31, 2017 - Discuss Renewal** - The Board tabled the discussion and review of the Little Creek HOA website renewal until the next meeting or Ed Sills retrieves information and a proposal from another website company for review and consideration.

## **NON-COMPLIANCE**

The October and November Non-Compliance Report was provide and reviewed by the Board.

A motion was made by Ed Sills and seconded by Joan Scaper to proceed with sending account owners: 1637 River Birch for not completing the pressure washing of their driveway and for not repairing/replacing the dead lawn, and 2868 Strand Circle for not completing the exterior painting of the sides and back of the home with the same paint color as submitted as was approved.

**OPEN FORUM**

Only one owner was present to receive information on the status or any updates within the Community. The Board asked if she had any interest to volunteer to be on a Committee such as the Finning and Hearing Committee that they were in need of volunteers to help with non-compliance matters. The owner declined at this time.

**NEXT MEETING**

The Board requested to have a Board Meeting, Tuesday, December 19, 2017 at 7:00 pm at the Seminole County Sheriff's Office, East Region Service Center 1225 E. Broadway Street, Oviedo, FL 32765.

Management mentioned that they would check with the Sheriff's Office Service Center availability on 12/19/17.

The Board Meeting for December 19<sup>th</sup> is tentative until confirmation is received if the Sheriff's Office, East Region Service Center is available to hold the meeting.

**ADJOURNMENT**

There being no further business to discuss, a motion was made by Joan Scaper and seconded by Beth Logullo to adjourn the meeting at 7:45 pm. The motion carried unanimously.

Respectfully submitted by:

***Patti Maffettone, LCAM***

Pinnacle Property Management, LLC

On behalf of the Secretary of the Board of Little Creek Homeowner's Association, Inc.