

**LITTLE CREEK HOA, INC.**  
Regular Meeting of the Board of Directors  
Wednesday, November 20, 2019, 7PM  
*Twin Rivers Golf Club Function Room*  
*2100 Ekana Drive, Oviedo, FL 32765*

**Call to Order/Quorum/Notice**

Meeting called to order at 7:01 PM. Quorum was achieved with Joan Scrapper, Ed Sills, and Beth Logullo. Notice was posted on the Association's website and also posted in five locations around the community greater than 48 hours prior with specific 2020 budget language attached.

**Minutes & Reports**

Moved by Ed Sills to approve the September 25, 2019 Regular Minutes, as presented. Seconded and carried unanimously.

Mid-Meeting Reports for the ARB (did not meet) and CEC (did not meet) were reviewed, as well as monthly financials.

**New Business**

Moved by Joan Scrapper to levy CC&R fines, as edited, to be confirmed by the Covenants Enforcement Committee. Seconded and carried unanimously.

Moved by Ed Sills to adopt the 2020 budget, as presented, setting the 2020 assessments to \$376.00 per year, billed semi-annually. Seconded and carried unanimously.

Moved by Beth Logullo to appoint Joan Scrapper as Secretary, replacing June Richcreek. Seconded and carried unanimously.

Moved by Ed Sills to approve an updated management services agreement with Nexus Community Management. Seconded and carried unanimously.

**Focused Discussion**

**Open Forum for Members**

**ARB Applications**

Open ARB applications were reviewed: 11 approved.

**Adjournment**

Adjournment announced at 8:18 PM

**Next Meeting:** Annual Members' Meeting: January 22, 2020; 7:00 PM at Twin Rivers Golf Club, 2100 Ekana Drive, Oviedo FL 32765. Regular Board meeting to immediately follow the Annual,

**Respectfully Submitted, on behalf of the Secretary,**

/s/ Drew Pommet  
Drew Pommet, LCAM  
Nexus Community Management, LLC