

LITTLE CREEK HOA, INC.
Regular Meeting of the Board of Directors
Wednesday, November 18, 2020, 7 PM
Twin Rivers Golf Club Function Room
2100 Ekana Drive, Oviedo, FL 32765

Call to Order/Quorum/Notice

Meeting called to order at 7:00 PM. Quorum was achieved with Beth Logullo and Joan Scaper in attendance. Notice was posted in five locations around the community greater than 48 hours with addition for Budget Meeting.

Minutes & Reports

Moved by Joan Scaper to approve the September 23, 2020 Regular Minutes, as presented. Seconded and carried unanimously.

Mid-Meeting Reports for the ARB were reviewed, as well as monthly financials.

Open ARB applications were reviewed: 4 approved; 3 declined.

New Business

Moved by Joan Scaper to adopt the 2021 budget, as presented, setting the 2021 assessments to \$376.00 per year, billed semi-annually. Seconded and carried unanimously.

Moved by Joan Scaper to accept the engagement letter from Arrington and Mapili, LLC to execute the FY 2020 Audit, and tax return. Seconded and carried unanimously.

Moved by Joan Scaper to replace the entrance no solicitation/parking signage pending updated design. Seconded and carried unanimously.

Moved by Beth Logullo to adopt Ground Rules for Members Attending Meetings – attached. Seconded and carried unanimously.

Focused Discussion

Open Forum for Members

Adjournment

Adjournment announced at 8:19 PM

Next Meeting: Annual Members' Meeting: January 27, 2021; 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

Little Creek HomeOwners Association, Inc.
Ground Rules for Members Attending Board Meetings

The goal is for Members to feel welcomed at meetings, and welcomed to share any concerns, but balanced with basic etiquette and an understanding that the Board has to conduct its business, too. Prior to starting the meeting, the presiding chair explains the ground rules for conducting the meeting.

- Board meetings are open to all Members and the Board shall grant opportunity for Members to speak.
- The Board and Members are always to speak cordially to each other, with business meeting decorum.
- On a topic with multiple speakers desiring to contribute, all who wish to speak must have an opportunity to speak once before anyone can speak a second time.
- For all Public Comment:
 - Before speaking, each Member identifies their name and address, and presentations are given while the Board listens
 - Members have a 3 minute time limit. The Member speaks uninterrupted for their time
 - after which, the Board may ask follow-up questions for clarification, director by director
 - after which, the Member has a 1 minute followup to concisely answer any asked questions
 - any presentation materials shall be conveyed to Management in advance of the meeting
- **For Public Comment on an Agenda Item:** Members have the right to speak on Agenda items. Members may share thoughts and views on any Agenda topic. This is the Member's opportunity to share their position to the Board, before deliberations begin. At the time when the Agenda topic is being addressed, and if the Board then has any additional targeted questions for the Member, the Member may be asked question(s) and the Member may share a direct response.
- **For Public Comment on any Item not on the Agenda:** Members may share thoughts and views on any association-related topic. Presentations are given and the Board will listen, without interruption. Members should know it is not best practice to take action on an item if it isn't on the Agenda; the Board is happy to consider matters brought forward by Members, but without advanced preparation the likely outcome will be for the information to be collected, and reviewed/researched at a later time. It is understood that Members want answers right away, but the Board will likely want to take the information back, research it, give thought to it, and bring an answer back at a later time, usually conveyed through Management back to the Member.
- After Public Comment is closed, the Board will then perform its work on the full agenda, without interruption from the Members in attendance.

Agenda Terms:

- New Business – Business that is ready-for-Board action via motion.
- Focused Discussion – Business that may not be ready for decision but requires discussion among directors. Discussion should have a targeted goal of 5-10 minutes per topic. A motion may or may not occur.
- Director reports: (if any) These are intended to be fast, concise updates on past motions, agenda topics, focused discussions, or pre-work. Discussion should have a targeted goal of 1-2 minutes per topic, and should be substantive.

Please pre-communicate

The Association encourages Members to send in their items for consideration prior to meetings, so they may be reviewed, and explored. Member input is welcomed, but within the framework of knowing the Board has limited time to meet, and a lot of business to cover. So please send in any materials for review prior to the Friday before the meeting date. This will allow for the materials to be distributed to Board members so they may give thought to the materials prior to the meeting. Management is reach at drew@nexuscommunitymanagement.com.

Thank you!