

FINAL

**Bentley Woods Community Association, Inc.  
BOARD OF DIRECTORS MEETING  
November 18, 2015**

**Pinnacle Property Management Office  
1511 East State Road 434, Suite 3001  
Winter Springs, FL 32708**

Board Members in Attendance: Jack McKay, Bill Hovanetz, Allison Osborne,  
Dorothy Talkington and Chris Lipsey

Board Members Absent: Eric Ferrell

Pinnacle Staff in Attendance: Anne Smith, LCAM and Geraldo Torres, LCAM

Meeting was called to order at 6:38 PM. Quorum was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Jack McKay and seconded by Chris Lipsey to approve the October 14, 2015 Board Meeting minutes as written. Motion carried unanimously.

**Open Forum**

**FINANCIALS**

Motion was made by Bill Hovanetz and seconded by Jack McKay to approve the Octobers 2015 financials as presented. Motion carried unanimously.

Motion was made by Dorothy Talkington and seconded by Chris Lipsey to approve the 2016 budget as amended. Motion carried unanimously.

**COLLECTIONS**

The Status Report as prepared by Patrick Willis' office was reviewed.

**Board Action Request – Collections:**

- BEN0208- Board vote carried unanimously to deny proposed payment plan.

**NON-COMPLIANCE REPORT**

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- November 2015 Non-Compliance Report reviewed.

### **OLD BUSINESS**

- Management to contact Greg Baxter to discuss the fountain not working after repairs.
- Management to send appropriate correspondence in regards to vehicle in violation.

### **NEW BUSINESS**

- Management to trim bushes in front of the monuments due to the fact that they are obstructing the light from illuminating the monument.
- Management to communicate with McKinley's Mill community management to have them clean fence and cut bushes pushing against the fence.
- Management to contact electrician in regards to monument lights.

### **NEXT MEETING**

The next meeting is scheduled for January 20, 2016 at 7:00 PM at Pinnacle Property Management's office.

### **ADJOURNMENT**

There being no further business to come before the Board, motion was made by Dorothy Talkington and seconded by Bill Hovanetz to adjourn the meeting at 8:30 PM. Motion carried unanimously.

Respectfully submitted by:  
Anne Smith, LCAM and Geraldo Torres, LCAM  
Pinnacle Property Management, LLC