

FINAL

**Bentley Woods Community Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**January 20, 2016**  
**7:00 PM**  
**UCF Incubator**  
**1511 East State Road 434, Suite 2001**  
**Winter Springs, FL 32708**

Board Members in Attendance: Jack McKay, Bill Hovanetz, Allison Osborne, Eric Ferrell and Chris Lipsey

Board Members Absent: Dorothy Talkington

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

Meeting was called to order at 6:42 PM. Quorum was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Chris Lipsey and seconded by Bill Hovanetz to approve the November 18, 2015 Board Meeting minutes as written. Motion carried unanimously.

**OPEN FORUM**

No homeowners addressed the board.

**FINANCIALS**

Motion was made by Bill Hovanetz and seconded by Allison Osborne to approve the November and December 2015 financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

**Board Action Request – Collections:**

- BEN0105- Board vote carried unanimously to ratify proposed payment plan.
- BEN0115- Board vote carried unanimously to ratify proposed payment plan.

**NON-COMPLIANCE REPORT**

- January 2016 Non-Compliance Report reviewed.

**OLD BUSINESS**

- **Yorkshire Fountain:** Management to arrange meeting with Greg Baxter and Eric Ferrell to discuss the fountain not working after repairs.

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- **Commercial vehicles:** Management to send appropriate correspondence in regards to vehicle in violation.
- **Monument lights:** Management to obtain two additional proposals for the repair of the monument lights.

### **NEW BUSINESS**

- **CCR Reports:** The Board wants Pinnacle to address the inconsistencies on the CCR Reports.
- **Sod violation letter:** Management to draft a letter regarding sod violation deadline. The letter will need final approval by the Board.

### **NEXT MEETING**

Next meeting date has yet to be determined.

### **ADJOURNMENT**

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

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