

FINAL

**Bentley Woods Community Association, Inc.  
BOARD OF DIRECTORS MEETING  
March 16, 2016  
7:00 PM**

**PPM Conference Room  
1511 East State Road 434, Suite 3001  
Winter Springs, FL 32708**

Board Members in Attendance: Jack McKay, Bill Hovanetz, Eric Ferrell, and Dorothy Talkington

Board Members Absent: Chris Lipsey and Allison Osborne

Pinnacle Staff in Attendance: Anne Smith, LCAM

Meeting was called to order at 6:44 PM. Quorum was verified. Meeting was properly noticed.

**MINUTES**

Motion was made by Bill Hovanetz and seconded by Jack McKay to approve the January 20, 2016 Board Meeting minutes as written. Motion carried unanimously.

**OPEN FORUM**

*Bill Adams* addressed the Board regarding the need for a community color book. Jack McKay stated a color book would only work on new communities with established colors. Bentley Woods' documents are nonspecific regarding this issue.

**FINANCIALS**

Motion was made by Jack McKay and seconded by Eric Ferrell to approve the January and February 2016 financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

**Board Action Request – Collections:**

- BEN0046 - Board voted to close account at the Attorney's office.
- BEN0151 - Board voted to deny waiver of late fees.
- BEN0216 - Board voted to deny waiver of late fees.
- BEN0048 - Board voted to deny payment plan.

**NON-COMPLIANCE REPORT**

February 2016 Non-Compliance Report was reviewed.

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**Sod Violations:** The Board instructed Management to resume sod violations.

**Paint Non-Compliance Issues:** Management to check with attorney to see if we have any legal teeth to continue non-compliance process with anyone who did not get paint colors approved

### **OLD BUSINESS**

**Monument Lights:** The board approved LightWorx, Inc. to fix the bad photo cell on the spotlight so that it does not shine 24/7.

### **NEW BUSINESS**

**Entrance Hedges:** Management to contact Grasshoppers to request that the hedges at the monuments be trimmed below the monument lights.

**Rochester Storm Drains:** The storm drains on Rochester do not drain well, particularly near 582 Rochester. Management will investigate the issue with the City.

**Board Member Appointment:** Two homeowner's expressed interest in the open Board position. The Board will make a final decision at the next meeting.

### **NEXT MEETING**

The next meeting will be held on May 4, 2016 at 6:30 PM at Pinnacle Property Management's office.

### **ADJOURNMENT**

There being no further business to come before the Board, motion was made by Bill Hovanetz and seconded by Dorothy Talkington to adjourn the meeting at 8:55 PM. Motion carried unanimously.

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