

**FINAL**

**Bentley Woods Community Association, Inc.  
BOARD OF DIRECTOR'S MEETING  
July 13, 2016**

**Pinnacle Property Management  
1511 East SR 434, Suite 3001  
Winter Springs, FL 32708**

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

Board Members Absent: Dorothy Talkington

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 6:30 PM. Quorum of the Board was verified. Meeting was properly noticed.

**OPEN FORUM**

**Bill Adams** addressed the Board regarding street gutter repairs that were recently addressed by the City. He also asked the Board about gravel being used for the purpose of a driveway. The Board explained that gravel is not permitted as a medium for driveway extensions, and that any use requires ACC review and approval. He also discussed trees overhanging into the roads throughout the community and that the City should be called to get them trimmed.

**Phil Bass** addressed the Board regarding noncompliance letters he received about his yard.

**MINUTES**

Motion was made by Allison Osborne and seconded by Bill Hovanetz to approve the May 4, 2016 Board Meeting minutes as written. Motion carried unanimously.

**GROUNDS & MAINTENANCE**

The following items were identified and addressed:

- Timer on Pine Street side had an error and would not reset (possibly stuck by lightning). Timer will be replaced.
- Broken nozzle repaired at Zone 1.
- Monthly irrigation inspection performed.
- Monthly Ground Maintenance Completed.
- Bi-Monthly Pond Maintenance.

**ADMINISTRATIVE**

The following administrative tasks were performed:

- Bentley Woods is participating in the Boy Scout Flag Fundraiser for 2016; Four American flags will be installed at the entrances on Memorial Day, Independence Day, Labor Day, and Veterans Day.

## **FINANCIALS**

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the April, May, and June financials as presented. Motion carried unanimously.

## **LEGAL**

The monthly status report as prepared by Attorney Patrick Willis' office was reviewed.

## **PROPOSALS**

**Replace motor and pump at fountain on Artesia:** Motion was made by Jack McKay and seconded by Chris Lipsey to approve proposal by Fountain Doctors to repair fountain. Motion carried unanimously.

**Install fence in front of McKinley Mills fence:** Board decided to table this for further discussion at the next meeting.

**Install hedge in front of McKinley Mills fence:** Board decided to table this for further discussion at the next meeting. Pinnacle to call Grasshoppers to add irrigation to quote on hedge.

## **NON-COMPLIANCE**

Board requested that 21 day demand letters be sent to the following:

- 497 Artesia Street – regarding the recreational vehicle.
- 419 Bentley Street – regarding dead areas on lawn.

## **OLD BUSINESS**

**Palm Trees:** Pinnacle will call Grasshoppers to see when the last time the palm trees were trimmed, how often they are trimmed, and to schedule the trees to be trimmed.

## **NEW BUSINESS**

**Community Garage Sale:** Allison Osborne will contact Pinnacle with a date.

**Monument Signs:** Pinnacle to obtain bids for (5) new monument signs and for an additional monument to be built at the Artesia entrance. Chris Lipsey will contact Seminole Masonry to get a quote on building an additional monument on Artesia.

## **NEXT MEETING**

The next meeting will be held on Wednesday, September 14, 2016 at 6:30 PM at Pinnacle Property Management. This is the Budget Meeting.

## **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 7:50 PM. Motion carried unanimously.

Respectfully submitted by:

Anne M. Smith, LCAM  
Pinnacle Property Management, LLC  
On behalf of the Secretary of the Bentley Woods Community Association, Inc.

