

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTOR'S MEETING
September 14, 2016

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

Board Members in Attendance: Jack McKay, Eric Ferrell, Dorothy Talkington and Tammy Komoff

Board Members Absent: Bill Hovanetz, Chris Lipsey and Allison Osborne

Pinnacle Staff in Attendance: Anne M. Smith, LCAM and Raymond H. Landry, Jr. CMCA

Meeting was called to order at 6:41 PM. Quorum of the Board was verified. Meeting was properly noticed.

OPEN FORUM

Guest Speaker Melissa Lee from Axiom presented the collections services available through her firm. The board may consider this service for future delinquent accounts.

No homeowners were in present.

MINUTES

Motion was made by Jack McKay and seconded by Eric Ferrell to approve the July 13, 2016 Board Meeting minutes as written. Motion carried unanimously.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Lake Master inspected pump and impeller for fountain on Artesia.
- Fountain Doctors installed new motor, pump, time clock motor, and anchoring kit for fountain on Artesia.
- Replaced timer on Pine side.
- Palm trees were trimmed.
- Monthly irrigation inspection performed.
- Monthly ground maintenance completed.
- Bi-Monthly pond maintenance completed.

ADMINISTRATIVE

The following administrative tasks were performed:

- Contacted City of Oviedo to inspect overhanging trees on street/sidewalks and have them trimmed.
- Contacted three (3) vendors for quotes to replace entrance signs and a new monument on Artesia.

FINANCIALS

Motion was made by Dorothy Talkington and seconded by Tammy Komoff to approve the July and August financials as presented. Motion carried unanimously.

LEGAL

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

PROPOSALS

Replace Fountain Nozzle: Board discussed and decided no action was necessary.

Replace four (4) existing entrance signs: Board will consider to engage Vital Signs of Orlando to re-tile entrance signs. Board request renderings of the proposed plan are presented with the types of tiles and warrantee on materials. Colors TBD.

Build New Entrance Monuments: Board decided not to act on the proposals.

Irrigation Drip Line: Board decided not to act on this proposal for the drip line if the hedges were installed in front of the McKinley Fence.

NON-COMPLIANCE

Board requested that 21-day Demand Letters be sent to the owners listed within the Non-Compliance list dated 09.12.16 as presented in the September 14, 2016 Board Packet. Letters will not be mailed to 810 Manchester or 945 Wellington at this time pending work in progress per the Board's request.

OLD BUSINESS

Fence Install: Proposals and comparisons were presented for consideration for installation of a fence in front of the McKinley Fence along Artesia. The Board tabled for the time, discussion will take place when a full board is present. Tammy agreed in the meantime to approach the owner of dilapidated fence to see if a 50% / 50% split for replacement would be considered.

Hedge Install: Proposal was presented and the Board decided not to act at this time.

Community Garage Sale: Pinnacle presented within the Board packet ideas for the Yard Sale, the Board decided notification was something the membership could handle within.

NEW BUSINESS

2017 Budget: 2017 proposed budget was presented with no increase to the membership. Discussion of accounts. Motion by Eric Ferrell to approve the proposed budget, seconded by Dorothy Talkington motion carried unanimously.

Landscaping: Request from the Board for additional maintenance bids.

Fertilization / Pest Control: Request from the Board for additional bids.

Palm Tree Trimming: Pinnacle needs to contact the Power Company to trim the palm touching the wires on the left side coming down Pine / Aloma.

Pond: Pinnacle will contact vendor to treat the pond behind 644 Yorkshire.

Bench's: Request for bids to paint.

Signs: Signage in violation of association documents is present in a few yards within the community. Jack will investigate and send the locations Pinnacle so that letters are sent to owners for immediate removal.

NEXT MEETING

The next meeting will be held on Wednesday, November 16, 2016 at 6:30 PM at Pinnacle Property Management.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Dorothy Talkington and seconded by Eric Ferrell to adjourn the meeting at 8:10 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.