

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTOR'S MEETING
November 16, 2016

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

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

Board Members Absent: Eric Ferrell, Dorothy Talkington

Pinnacle Staff in Attendance: Raymond H. Landry, Jr. LMCA

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

No homeowners were in present.

MINUTES

Motion was made by Allison Osborne and seconded by Chris Lipsey to approve the September 14, 2016 Board Meeting minutes as written. Motion carried unanimously.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Monthly irrigation inspection performed.
- Monthly ground maintenance completed.
- Bi-Monthly pond maintenance completed.

ADMINISTRATIVE

The following administrative tasks were performed:

- Contacted three (3) vendors to submit proposals for landscaping maintenance.
- Requested a proposal from Roger's Renovations for repainting park benches on Artesia.
- Contacted attorney regarding numerous violations on a commercial vehicle.
- Contacted Vital Signs to provide a rendering of proposed entrance signs.

FINANCIALS

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

LEGAL

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

PROPOSALS

Replace four (4) existing entrance signs: Board tabled project until further notice, Jack will review the project with a few other vendors.

Entrance Holiday Plantings: Grasshoppers proposal for holiday plantings was presented, the Board didn't approve. Motion by Jack McKay and seconded by Allison Osborn to allow Tammy Komoff to purchase \$600.00 worth of Christmas decorations for the entrances. Tammy Komoff will submit receipts to Pinnacle approved by Jack McKay for reimbursement. Motion carried unanimously.

Park Benches: Roger's Renovations proposal to refurbish the benches was presented, the Board didn't approve. Chris Lipsey volunteered to refurbish the benches as he has the equipment. A motion by Jack McKay and seconded by Allison Osborn for Chris to submit receipts for the materials.

OLD BUSINESS

Hedge and Fence Install: Proposal was presented and the Board decided not to act at this time. Tammy will revisit with the owner on the splitting of the cost and the needs for a gate for pedestrian access only.

Palm Tree Trimming: Pinnacle needs to contact the Power Company to check on the status to trim the palm touching the wires on Pine and Wellington.

Signs: Signage in violation of association documents is still 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.

NEW BUSINESS

Landscaping: Bids were received from a total of three (3) vendors and presented to the Board for consideration. Grasshoppers were selected to continue with a review of services to be done after six (6) months. Motion made by Bill Hovanetz and seconded by Chris Lipsey. Motion carried unanimously.

Pond: Pinnacle will contact vendor to treat the ponds and to have the light checked at the Artesia Street pond.

Signs: Signage in violation of association documents is still present in a yard within the community. Pinnacle will revisit and send another letter of compliance.

644 Yorkshire: Pinnacle needs to follow-up with the ARC compliance for the exterior painting, the violation letter needs to be presented to any potential buyer if the owner doesn't bring the home into compliance.

Board Action: Compliance Tours "Lawns." Motion made by Jack McKay and seconded by Bill Hovanetz to suspend compliance issues with lawns starting 11.17.16 through 02.15.17. Motion carried unanimously. Notification needs to be included with the Annual Mailing to the owners.

Management Contract: 2017 Management contract was presented for renewal for 2017. The board received a copy electronically to review, Jack McKay will review and return.

NEXT MEETING

The next meeting will be held on Wednesday, January 18, 2017 at 6:30 PM at Pinnacle Property Management. This meeting will be their Annual.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Jack McKay and seconded by Tammy Komoff to adjourn the meeting at 8:10 PM. Motion carried unanimously.

Respectfully submitted by:

Raymond H. Landry, Jr., LCAM

Pinnacle Property Management, LLC

On behalf of the Secretary of the Bentley Woods Community Association, Inc.

