

FINAL

Bentley Woods Community Association, Inc.
BOARD OF DIRECTOR'S MEETING
January 18, 2017

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

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

Board Members Absent: Allison Osborne

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

Meeting was called to order at 6:40 PM. Quorum of the Board was verified. Meeting was properly noticed.

Two (2) homeowners were in present.

1. 485 Rochester Street – Presented to the BOD that the palm tree at the front entrance recently removed needs to be replaced. The Board too should consider other landscaping enhancements for the entry as everything has aged. Sign King should be contracted for a proposal for the entrance signs as they were the original installers.

MINUTES

Motion was made by Jack McKay and seconded by Tammy Komoff to approve the November 16, 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:

- Contracted electrician to repair lighting at Lake Jessup/Bentley entrance monument
- Contacted three (3) survey companies regarding fence survey
- Contacted Oviedo Zoning Dept. regarding fence ordinances
- Contacted Insurance Company regarding playground liability

FINANCIALS

Motion was made by Tammy Komoff and seconded by Bill Hovanetz to approve the November and December financials as presented. Motion carried unanimously.

LEGAL

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

FINAL

PROPOSALS

Community Playground: Tammy Komoff presented to the Board Members collected information for the consideration of an installation of a playground.

- Insurance Cost
- Designs
- Layouts and Specs
- Cost Factors / Savings

The Board requested that Tammy request a full explanation of cost and liability from the insurance company, also to inquire on the protection to the HOA if the playground has posting of signs for “use at your own risk.”

Tammy Komoff requested permission from the Board to set up a playground committee.

OLD BUSINESS

Fence Install: Proposal was presented and the Board decided not to react at this time. The Board would like a proposal from Fence Outlet. Bill Hovanetz informed the Board a survey will have to be done.

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

NEXT MEETING

The next meeting will be held on Wednesday, March 22, 2017 at 6:30 PM at Pinnacle Property Management.

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 8:10 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.