

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTOR'S MEETING
May 10, 2017

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

Board Members in Attendance: Bill Hovanetz, Chris Lipsey, Eric Ferrell and Allison Osborne

Board Members Absent: Jack McKay, Dorothy Talkington, and Tammy Komoff

Pinnacle Staff in Attendance: Vanessa Mercado and Anne Smith, LCAM

Meeting was called to order at 6:38 PM. Quorum of the Board was verified. Meeting was properly noticed.

MINUTES

Motion was made by Bill Hovanetz and seconded by Allison Osborne to approve the March 22, 2017 Board Meeting minutes as written. Motion carried unanimously.

OPEN FOURM

- An owner spoke at the meeting and shared his opinions regarding the tour process and notices; He requested the Board review the management company's procedures regarding noncompliance policies and he then informed the Board he will be erecting a 20 ft. pole in his yard for an American Flag. The Board advised the owner that noncompliance notices are a part of the management services provided by Pinnacle and are in place for the sole purpose of recording 'concerns' discovered during observance tours. The Board then advised the owner to complete an ARC form for the Flag Pole and submit it to the ARB Committee.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Contacted Firehouse to authorize the power washing of entrance walls and sidewalk.
- Contacted The Sign King to revise the contract to include a 1 year warranty and to authorize the repair of the entrance sign.
- Monthly ground maintenance completed.
- Bi-Monthly pond maintenance completed.
- Contacted Lake Doctors to treat the pond for Algae.

ADMINISTRATIVE

The following administrative tasks were performed:

- Contacted three (2) vendors to submit proposals for removing the two benches at the Artesia Pond. Proposals attached. Rick Amick \$710.00 for both and Rogers Renovations \$385.00 for both.
- Initiated contact between PEC Surveying and mapping and Bill Hovantez to meet and begin the survey mapping.
- Processed application for the four (4) approved Boy Scot flags
- Communicated with Lake Doctors regarding their recommendation to increase the

service of the ponds.

- Communicated with the Board to explain the noncompliance process as performed by Management. All violations get noticed, leaving the decision to the board to waive or cancel.
- Communicated with Grasshoppers to check a leak in the irrigation behind Chris Lipseys home.
- Consulted with Grasshoppers about reducing the irrigation to 2xs per week. The Landscaper advised against it because of the extreme drought at this time. Board to advise it they will accept the landscaper's recommendation.

FINANCIALS

Motion was made by Bill Hovanetz and seconded by Chris Lipsey to approve March and April Financial for 2017 Financials up the relocation of the G/L 7040 Trees/Shrubs in the amount of \$2500.00 over to reserves. Motion carried unanimously.

LEGAL

- The monthly status report as prepared by Attorney Patrick Willis' office was presented.
- Board Action Request
 - Motion made by Bill Hovanetz and seconded by Eric Ferrell to approve 427 Artesia St, 434 Yorkshire St, and 592 Rochester Street to be sent to the Attorney, since they are already involved in Lien proceedings. The motion carried unanimously.
 - Motion made by Bill Hovanetz and seconded by Eric Ferrell to deny sending the other delinquencies to the attorney and requested they be sent to the collection Agency once the account is active. Motion carried unanimously.

OLD BUSINESS

- **2016 YE Financials:** Motion made by Bill Hovanetz and seconded by Chris Lipsey to approve the 2016 YE Financials. Motion carried unanimously.
- **Stream Board meetings:** Motion made by Eric Ferrell and seconded by Bill Hovanetz to deny the request to stream meetings. The motion carried unanimously. The Board wants to maintain the integrity of the meetings and want to continue to encourage owners to attend when possible and review the Meeting Minutes when they are not able to attend.
- **Membership Issues with Non Compliance:** the Board discussed the current procedures involving the observance tours and the methods of member notifications. The Board is in agreement the notice and tours will continue as they are currently and are not changing any of the procedures at this time. Additionally, Pinnacle will send a template violation notice to the Board so they can see what is stated on the violation notice.
- **Pressure Washing:** Pinnacle reported to the Board that Firehouse Pressure Washing will be doing work on May 11th.
- **Playground:** the proposal and further research is tabled until the survey and fence projects are complete.
- **Fence:** The fence project is tabled until the survey project is complete.
- **Survey:** Bill Hovanetz spoke with David of PEC mapping, he will be meeting David's his surveyors on site when they begin the mapping. Prior to commencement of the project the agreement will need to be signed once the contract is ready Pinnacle will provide it to the Board for signature.
- **Re-Work of entrance signs:** Pinnacle reported the repairs began on May 9th and are expected to continue for a week.
- **Artesia fountain:** Eric Ferrell Confirmed the Pond is working.
- **Benches at pond on Artesia:** Motion made by Allison Osborne and seconded by Chris Lipsey to deny the quotes for bench removal and to table the matter until the survey and fence projects are complete. The motion carried unanimously.

- **Declaration Preservation/Bylaws Amendment:** The Board will revisit this matter in a year, August 2018 as the expiration date of the Docs, Aug 2019 approaches.
- **Bentley Street Pond:** Motion made by Eric Ferrell and seconded by Chris Lipsey deny the contract presented by Lake Doctors to increase service to monthly and close this matter. Motion carried unanimously.
- **Clean Signs at Ponds:** Motion made by Chris Lipsey and seconded by Bill Hovanetz to approve 3 (no fishing) signs at the Ponds to be cleaned contingent upon the cost is under \$50.00. Motion carried unanimously. Otherwise quotes will be provided.

NEW BUSINESS

- **Collection Services-** the Board requested for Pinnacle reach out to Axiom to obtain information on getting started with collection services. Pinnacle will present the board with the information needed to be able to begin services.
- **National Night Out-** Bill Hovantez, President announced that officer Krutch will be in attendance at the next meeting in support of National Night Out and encouraged owners to participate.

NON-COMPLIANCE

- Board reviewed the noncompliance report and discussed in detail the procedures and policies. Currently the tours and the notices will continue. If a member appeals a notice received, then the issue will be presented to the board for review.

NEXT MEETING

The next meeting will be held on Wednesday, July 12, 2017 at 6:30 PM at Pinnacle Property Management.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Chris Lipsey and seconded Bill Hovanetz to adjourn the meeting at 8:12 PM. Motion carried unanimously.

Respectfully submitted by:
Anne Smith, LCAM
Pinnacle Property Management, LLC
On behalf of the Secretary of the Bentley Woods Community Association, Inc.