

BENTLEY WOODS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 07, 2018

TWIN RIVERS GOLF CLUB

2100 Ekana Drive

Oviedo, FL 32765

Board Members in Attendance: Tammy Komoff, Bill Hovanetz, Chris Lipsey, Allison

Osborne, Corey Hobbs, Liz Himes

Board Members Absent: Jack McKay

Towers Staff in Attendance: Raymond Shrum, LCAM

Meeting was called to order at 6:38 P. M. Forty – Eight (48) hour noticed was posted. This meeting was recorded by 330 Bentley St. Few homeowners were in attendance for the meeting: Ann/Charlie Sims, Bob/Autumn Garrick and Rob LaRue

MINUTES:

Motion was made by Tammy Komoff and seconded by Bill Hovanetz to approve January 24, 2018 Minutes. Motioned carried unanimously.

GROUND S & MAINTENANCE

The following items were identified and addressed:

1. Monthly ground maintenance completed.
2. Artesia Pond fountain was repaired and working.
3. Yorkshire Pond fountain was sent to be repaired.
   1. Board was informed on repair work.
4. Monthly Pond Maintenance is being done.
5. Lights at Lake Jesup Monuments have been fixed.

ADMINSTRATIVE:

1. Board requested sending a newsletter a couple of times a year to update residents on neighborhood happening in an effort to improve communication and transparency. MGMT will assist with Board to get the Newsletter out for better communication.
2. Board discussed goals for the next year including improved communications, outreach, reserve study, potential use of common areas on Artesia (playground and half basketball court, etc). The Board would like to explore options, pricing and an impact on insurance.
3. Board will review current insurance policy. Discrepancies’ were found.
4. Board of Directors requested MGMT to get three (3) vendors to submit for Landscape maintenance at each monument.
5. Board of Directors requested that MGMT contact the City of Oviedo to determine if (Bentley) pond can be filled. Board and MGMT will continue to work this problem.
6. Board will contact the City of Oviedo requesting new street signs. MGMT will assist by calling Oviedo.
7. Board requested information on Reserve Study to be done on property for the purpose of evaluating assets and planning for future maintenance.

FINANCIALS:

Financials included in the Board of Directors Packet.

LEGAL:

The Status Report was included in the Board of Director Board Packet and was prepared by the Office of Patrick Willis.

PROPOSALS:

1. Three (3) Attorney Proposals submitted to MGMT for Board approval. Board submitted questionnaire to the attorney’s and will review responses. Board will let MGMT know via E – Mail vote which attorney to chose.
2. Lake Doctors submitted a proposal to fix fountain (Yorkshire) and Board voted to Lake Doctors/Aqua Control fix Yorkshire Pond.

COMMITTEE REPORTS:

Committee approved and signed off.

OPEN FORUM:

Residents have not seen improvements in the pond behind the residents on Bentley Street. Board will continue communication with the City of Oviedo and Solitude to rectify this situation.

Residents have seen plant debris and trash in the Bentley Pond area and it is the City of Oviedo’s responsibility.

330 Bentley Street stated there are missing minutes from the community website for 2017. 330 raised the issue regarding the lending library on their property. After much debate, it was determined the the Board will follow through with the non – compliance process and send to attorney. 330 Bentley Street also offered up suggestions community outreach including a safety committee, opt – in E – Mail (verses mailing), welcoming committee for new residents and so on. Board agreed those were all great suggestions and are open to ideas for building a sense of community.

Residents would like to see Board of Directors Bio on website. Resident felt they do not know who is representing them. Residents showed concern for lack of homeowner participation in HOA meetings.

NEXT MEETING:

Next meeting will be held on May 09, 2018 at Twin Rivers Golf Course at 6:30 P. M.

Adjournment:

The time of the adjournment was at 7:59 P. M. Allison Osborne motioned to adjourn and seconded by Bill Hovanetz.

Respectfully submitted by Raymond A. Shrum

Towers Property Management