



BENTLEY WOODS COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 09, 2018

TWIN RIVERS GOLF CLUB
2100 Ekana Drive
Oviedo, FL 32765

Board Members in Attendance: Bill Hovanetz, Chris Lipsey, Allison Osborne, Liz Himes and Jack McKay

Board Members Absent: Tammy Komoff & Corey Hobbs

Towers Staff in Attendance: Raymond Shrum, LCAM

Meeting was called to order at 6:33 PM. Forty – eight (48) hour noticed was posted. This meeting was audio recorded and videotaped by 330 Bentley St. There was high turnout of homeowners who were in attendance for the meeting. Bentley Woods Community Association attorney, Ryan Fong, Esq., was also in attendance.

MINUTES:

Motion was made by Bill Hovanetz and seconded by Chris Lipsey to approve March 07, 2018 Minutes. Motioned carried unanimously.

GROUND S & MAINTENANCE

The following items were identified and addressed:

1. Monthly ground maintenance completed. Chris Lipsey explained why palms at Bentley/Lake Jessup monument were removed. They were infected with fusarium.
2. Monthly Pond Maintenance is being done. Bentley Street pond is improving. Mrs. Garick stated that there continues to be an intermittent sulfur smell coming from the drain itself. The drain is also filled with trash. Mrs. Garick requested that Bentley Woods look into removing fallen trees in the pond area, as well as getting a professional opinion about foliage in the pond. Chris Lipsey asked Mrs. Garick to take new color photos of the pond and circle the trees that need to be removed.

ADMINISTRATIVE:

1. Association attorney (Mr. Ryan Fong, Esq.) made an opening announcement that the board would not make comments on pending legal matter regarding the lending library until he has been able to review documents and consult with counsel for the other party.
2. Board Members Tammy Komoff (President), Corey Hobbs (Director), Allison Osbourne (Director) and Christopher Lipsey (Director) submitted their resignation.
3. Homeowners asked if there is a color pallet for the community. Homeowners in attendance who have served in the past stated there was a color palette when the development was built, but there has not been one in several years.
4. Management (MGMT) will consult with Association Attorney about revitalizing Covenants/Declarations/By – Laws prior to expiration in August 2019.
5. MGMT has submitted one landscape proposal for entrances and is awaiting two more proposals.
6. MGMT will contact three different vendors for new lights to be placed at entrances.
7. MGMT will contact vendors on half court/playground proposals and contact Insurance for Association to determine any impact on insurance.
8. Pet waste station has been purchased and installed on the Artesia Street common area.
9. MGMT will follow up with Solitude regarding an aerator for the Bentley pond.
10. Yard of the Quarter sign is ready. Homeowners will form a committee for determining who will receive the distinction each quarter. There was some discussion about awarding monetary prizes.

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. U.S. Lawns submitted a proposal for front entrance plants.
2. Playthings submitted proposal for the playground.

COMMITTEE REPORTS:

Committee approved and signed off on ARB/ARC Applications.

OPEN FORUM:

Residents along the Bentley Pond would like to have the leaning trees near the pond cut down. Homeowners contacted the city regarding this issue and were given approval to have them removed by Bentley Woods. MGMT will seek proposals to remove these trees.

Residents requested that a neighborhood directory be posted on the official website.

Residents stated there are multiple violations being missed. Residents expressed concern about inconsistent application of nuisance clause. Residents asked for clarification about what constitutes a violation and who issues them. MGMT confirmed they visit on a monthly basis and advised residents to following up on issues. MGMT will aim to be consistent and proactive in the community.

Residents would like to see Rules & Regulations, Covenants, Declaration and Bylaws revitalized and updated so there is more clarity. Homeowners expressed interest in forming a committee to work toward updating the covenants and bylaws. Covenants are due for revitalizing or preserving by August 3, 2019.

Residents requested that ARC guidelines be publicly posted. MGMT stated they will be posted to the official website.

Multiple residents like the idea of having the half court or playground on Artesia. Residents have stated it has been a topic for years and haven't seen any outcome to it. Residents also asked questions about its possible effects on insurance rates and association dues. MGMT will research the insurance and assessment impacts, if any.

Mrs. Garick submitted a petition regarding the library, which was signed by residents of Bentley Woods. Mrs. Garick stated she was not given a reason for denial. Ryan Fong, association attorney, stated that there would be no comment regarding pending legal action.

NEXT MEETING:

Next meeting will be held on July 11, 2018 at Twin Rivers Golf Course at 6:30 P.M.

Adjournment:

The time of the adjournment was at 7:41 P. M. Bill Hovanetz motioned to adjourn and seconded by Jack McKay.

Respectfully submitted by Raymond A. Shrum
Towers Property Management