

**In Attendance:** Renee Killiri, Jack McKay, Dorothy Talkington, Diane Thilmony, Sue Weidner

**Date of Last Meeting:** October 12, 2011

Renee Killiri called the meeting to order at 6:33 p.m.

#### **Old Business**

- **301 Bentley Street – Gryzbowski** - Diane Thilmony questioned the validity of enforcing payment of outstanding mediation fees. Jack McKay explained the history of the account. Mr. Gryzbowski originally agreed to pay the fees in 4 installments; he paid 2 and then stopped. The charges are valid. The H.O.A. has a lien on the house and will let the legal system follow its course.
- **Lake Jessup Entrance – Plants** - The plants at the Lake Jessup entrance were replaced the week before the H.O.A. picnic. The sprinkler system appears to be working properly, even though water bills are a bit lower than usual. The Board will continue to monitor the plants/irrigation to ensure adequate water is being dispersed.
- **The Well** – The city of Oviedo won't approve the well, pending homeowner approval. We would need to conduct a survey for proof the well would reside on H.O.A. property. Current homeowner has sold the house, and the closing is 5/25/12. Will request approval for the well from the new homeowner and move forward.
- **Bushes at 805 Wellington** – The bushes at 805 Wellington died due to lack of watering by homeowner. The homeowner will not replace at this time, as they are moving. Will address with new owner.

#### **New Business**

- **H.O.A. Management Company** – Due to several errors that have occurred and issues that have gone unresolved over the past few months, the Board finds it necessary to question a future relationship with Lighthouse Properties (LPI). Renee had a list of 13 recent issues, the most serious being our lapse in liability insurance. For 45 days our H.O.A. had no insurance due to LPI "sitting" on the invoice.

An updated proposal had been submitted by Pinnacle, a management company who had presented to the Board previously. The Board discussed the feasibility of giving LPI the opportunity to make amends. Due to their lack of response to previous issues and their absence at this Board meeting to discuss, it was decided a change in management companies was in the best interest of the H.O.A. The vote to change was unanimous.

Jack made the motion to change management companies to Pinnacle effective 6/1/12. Renee 2<sup>nd</sup> the motion. For the month of May, we will pay both management companies – LPI and Pinnacle –to ensure a smooth transition of open issues, etc.

Renee will issue a termination letter to LPI and a “welcome” letter to Pinnacle by 5/4/12. Pinnacle will obtain the administrative passwords, etc., for the Bentley Woods website from LPI. The passwords will then need to be changed.

The next meeting with the new management company will be scheduled for sometime in mid June.

Diane made a motion to adjourn the meeting at 7:58 p.m. Dorothy Talkington 2<sup>nd</sup> the motion.

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