

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
July 22, 2015

Pinnacle Property Management Office
1511 East State Road 434, Suite 3001
Winter Springs, FL 32708

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

Board Members Absent: Dorothy Talkington

Pinnacle Staff in Attendance: Anne Smith, LCAM and Tawanna Brown, LCAM

Meeting was called to order at 6:32 PM. Quorum was verified. Meeting was properly noticed.

Ryan Windham, owner of Grasshoppers Landscaping attended the meeting to discuss the concerns regarding the rear entrance landscaping. Ryan indicated that he is working with Jay Stainer, City of Oviedo. Ryan was able to discuss the dying palm tree at the rear entrance. He explained that the tree has Fusarium Wilt, which is a very contagious disease and the palm must be removed.

MINUTES

Motion was made by Jack McKay and seconded by Chris Lipsey to approve the May 13, 2015 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Jack McKay and seconded by Chris Lipsey to approve the May and June 2015 financials as presented. Motion carried unanimously.

COLLECTIONS

The Status Report as prepared by Patrick Willis' office was reviewed.

Board Action Request – Collections:

- BEN0051- Board vote carried unanimously to move forward with “Intent to Lein”.
- BEN0098 –Board vote carried unanimously to move forward with foreclosure lawsuit.
- BEN0105 – Board denied proposed settlement offering from homeowner of \$700. Board vote carried unanimously to require payment in full.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Contacted Grasshopper to repair irrigation at entrance of Bentley Street and Pine Street.

ADMINISTRATIVE

- Website Postings
 - Meeting Notification
 - Agenda
 - Minutes

NON-COMPLIANCE REPORT

- July 2015 Non-Compliance Report reviewed.

Board Action Request – Non-Compliance:

- BEN0008–Hold - Weeds in lawn
- BEN0010 – Send account to attorney - Exterior power wash, sidewalk and walkway. Pressure wash home and fence.
- BEN0156 – Send to attorney - Dead areas of lawn and pressure wash driveway.
- BEN0154 – Send 21 Day Demand letter for pressure wash sidewalk
- BEN 0082 – Hold – Dead areas of lawn.

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- BEN0188 – Hold – Trim palm trees.
- BEN0098 – Hold – Weeds in lawn.
- BEN0067 – Send 21 Day Demand letter
- BEN0034 - Send 21 Day Demand – Pressure wash fascia, mailbox and home, weeds in lawn, clean roof.

OLD BUSINESS

Pressure Washing - Board approved Touch O'Class pressure washing bill at \$847 which covered chemically cleaning all monuments and all entrance common area sidewalks and curbing along Pine Ave. & Lake Jessup Avenue.

NEW BUSINESS

Management to contact Greg Baxter pond vendor to discuss pond at Yorkshire which may need new breaker.

Management to remove from Aged Owner Balance anything under \$25.

NEXT MEETING

The next meeting is scheduled for Wednesday, September 9, 2015 at 6:30 PM at Pinnacle Property Management's office.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Jack McKay and seconded by Chris Lipsey to adjourn the meeting at 7:43 PM. Motion carried unanimously.

Respectfully submitted by:

Anne Smith, LCAM
Pinnacle Property Management, LLC