

FINAL

**Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
September 9, 2015**

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

Board Members in Attendance: Jack McKay, Bill Hovanetz, Dorothy Talkington, Chris Lipsey and Eric Ferrell

Board Members Absent: Allison Osborne

Pinnacle Staff in Attendance: Anne Smith, LCAM and Jynell Martz, LCAM

Meeting was called to order at 6:30 PM. Quorum was verified. Meeting was properly noticed.

MINUTES

Motion was made by Bill Hovanetz and seconded by Chris Lipsey to approve the July 22, 2015 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Bill Hovanetz and seconded by Dorothy Talkington to approve the July 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 tenant eviction.
- BEN0018 –Board vote carried unanimously NOT to waive ITL fee.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Grasshopper repaired irrigation at entrance of Bentley Street and Pine Street and replaced the sod.

ADMINISTRATIVE

- Website Postings
 - Meeting Notification
 - Agenda
 - Minutes

NON-COMPLIANCE REPORT

- August 2015 Non-Compliance Report reviewed.

OLD BUSINESS

Jack McKay will contact the City of Oviedo to inspect the street gutters within the community for proper drainage.

NEW BUSINESS

Management will begin research for new paint colors to be reviewed by the board of directors.

Management to contact Greg Baxter pond vendor to discuss the fountains.

Management to meet with Grasshopper regarding the sod at the entrance and moving the irrigation valve from the back side of the monument to the front for better access.

Management to invite Alliance Collections to the next board meeting.

Management will provide collection policy at the next meeting.

FINAL

Motion was made by Jack McKay and seconded by Chris Lipsey to approve the electrical repairs completed at the monument. Motion carried unanimously. The Board of Directors elected not to sponsor a fall yard sale.

The Board agreed to begin paperless meetings as much as possible.

BUDGET

The Board of Directors reviewed the proposed 2016 budget. Management will send revised draft for final approval.

NEXT MEETING

The next meeting is scheduled for Wednesday, October 14, 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 Eric Ferrell to adjourn the meeting at 8:15 PM. Motion carried unanimously.

Respectfully submitted by:

Jynell Martz, LCAM
Pinnacle Property Management, LLC