

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
March 4, 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

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

MINUTES

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the January 14, 2015 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

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

COLLECTIONS

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

Board Action Request – Collections:

- BEN0105 - Board to decide if the attorney should pursue rent collection or continue with the HOA's foreclosure complaint. Motion was made by Jack McKay and seconded by Bill Hovanetz to send "Demand for Rent" letter.
- BEN0064 - Board to decide on approving 12 month payment plan of \$24.26. Motion was made by Jack McKay and seconded by Bill Hovanetz to send "Demand for Rent" letter.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Contacted fountain vendor a few times and after some maintenance issues have been addressed and the fountains are working properly at this time.
- Contacted fountain vendor to inquire about the fountain warranty.
- Contacted Grasshopper to provide a quote to replace grass by the Bentley/Lake Jessup entrance due to a vehicle driving over the turf at the end of the sidewalk.

FINAL

ADMINISTRATIVE

- Contacted the police department regarding speeding in the neighborhood.
- Requested Police department install a speed trailer on the property.
- Researched parking stickers.

NON-COMPLIANCE REPORT

- February 2015 Non-Compliance Report and Final Notice reviewed.
 - 419 Bentley Street – Pressure wash home, driveway and side walk. Send 21- Day Demand.
 - 432 Rochester Street – Unapproved architectural modification. Send 21-Day Demand.
 - 905 Wellington Avenue – Weeds in right of way. Send 21-Day Demand.

OLD BUSINESS

- **Traffic Enforcement:** Due to requested increased patrols resulting from various traffic violations, i.e. speed and stop-sign running, significant improvement has been noted. Management was asked to compliment the OPD and request continued, random enforcement so as to keep these issues in check.
- Entrance brick wall damaged regarding the stolen car on October 28, 2014 is moving forward and community is expected to receive restitution from this incident shortly.

NEW BUSINESS

- Sod damage Lake Jessup – Board voted not to replace the sod due to this area is not the property of the Association.

NEXT MEETING

The next meeting is scheduled for Wednesday, May 13, 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 Eric Ferrell and seconded by Bill Hovanetz to adjourn the meeting at 7:10 PM. Motion carried unanimously.

Respectfully submitted by:

Anne Smith, LCAM

President

Pinnacle Property Management, LLC