

FINAL

**Bentley Woods Community Association, Inc.  
BOARD OF DIRECTORS MEETING  
April 23, 2014**

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

Board Members in Attendance: Jack McKay, Bill Hovanetz, and Chris Lipsey

Board Members Absent: Dorothy Talkington and Lisa Tringali

Pinnacle Staff in Attendance: Anne M. Smith, LCAM

Meeting was called to order at 6:36 PM. Quorum was verified. Meeting was properly noticed.

**OPEN FORUM**

No homeowners addressed the Board.

**MINUTES**

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the March 5, 2014 Board Meeting minutes as written. Motion carried unanimously.

**FINANCIALS**

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the February and March financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

**Board Action Request – Collections:**

- The Board approved proceeding with the HOA's lien foreclosure lawsuit against *681 Hartford Court*.

**GROUNDS & MAINTENANCE**

The following items were identified and addressed:

- Concrete drainage curb at the intersection of Artesia and Manchester repaired by the City of Oviedo.

**ADMINISTRATIVE**

- Crime policy obtained.
- 2013 Tax Return prepared.
- End of year financials have been completed.
- 2013 year-end financial postcards mailed on March 24, 2014.

**NON-COMPLIANCE REPORT**

March Non-Compliance Report and Final Notice Expirations were reviewed. The following decisions were made:

1. Motion was made by Chris Lipsey and seconded by Bill Hovanetz to send another 21-day demand letter to *349 Bentley Street* for lawn issues. Motion carried unanimously.
2. Motion was made by Chris Lipsey and seconded by Jack McKay to send a 21-day demand letter to *501 Bentley Street* for lawn and fence issues. Motion carried unanimously.
3. Motion was made by Chris Lipsey and seconded by Jack McKay to send a 21-day demand letter to *810 Manchester Avenue* to re-sod the lawn. Motion carried unanimously.
4. Motion was made by Chris Lipsey and seconded by Bill Hovanetz to send a 21-day demand letter to *631 Red Maple Court* regarding lawn issues. Motion carried unanimously.
5. Motion was made by Chris Lipsey and seconded by Bill Hovanetz to send a 21-day demand letter to *435 Rochester Street* for weeds in lawn.
6. The Board agreed to hold further enforcement against *552 Rochester Street* at this time.
7. The Board agreed to hold further enforcement against *875 Wellington Avenue* at this time.
8. The Board voted to send a 21-day demand to *925 Wellington Avenue* regarding lawn issues.
9. The Board agreed to hold further enforcement against *483 Yorkshire Drive* at this time. The Board also requested clearer photos.
10. The Board voted to send a 21-day demand to *503 Yorkshire Drive* regarding lawn issues.
11. The Board voted to send a 21-day demand to *574 Yorkshire Drive* regarding tree and vine trimming. The Board also requested photos.
12. The Board agreed to send a Statutory Offer of Mediation to *329 Bentley Street* regarding the need to pressure wash the driveway.
13. The Board agreed to send a Statutory Offer of Mediation to *474 Yorkshire Drive* regarding weeds in the lawn and right of way.
14. The Board agreed to pursue litigation against *574 Yorkshire Drive* regarding the need to pressure wash the fence.

FINAL

It was reported that *540 Bentley Street's* yard is half mulch, and they are utilizing it to park on. Additionally, *481 Bentley Street* parks on the grass right-of-way.

The Board would like an update from the Association Attorney on *379 Bentley Street*.

**OLD BUSINESS**

Motion was made by Jack McKay and seconded by Chris Lipsey to approve an amount not to exceed \$200.00 to purchase two (2) 'NO PARKING ON THE GRASS' signs and two (2) posts. Jack and Chris will install the signs. Motion carried unanimously.

**NEW BUSINESS**

Motion was made by Chris Lipsey and seconded by Jack McKay for Anne Smith to investigate the cost and process involved to amend the Bentley Woods governing documents. Motion carried unanimously.

The Board instructed Management to ask the City of Oviedo if we can ask MacKinley's Mill to repair the wood fence along Artesia.

**NEXT MEETING**

The next meeting is scheduled for Wednesday, June 25, 2014 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 7:45 PM. Motion carried unanimously.

Respectfully submitted by:  
Anne M. Smith, LCAM  
Agent for Bentley Woods Homeowners Association, Inc.