

Approved
Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
May 13, 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 and Dorothy Talkington

Board Members Absent: None

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

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

MINUTES

Motion was made by Jack McKay and seconded by Chris Lipsey to approve the March 4, 2015 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Jack McKay and seconded by Dorothy Talkington to approve the April 2015 financials as presented. Motion carried unanimously.

Anne Smith discussed with the Board of Directors implementing a Fining Committee. A Fining Committee of at least three people (cannot be nor related to members of the BOD) who handle non-compliance fines through an appeals process. The committee can fine the homeowner \$100 per day up to an aggregate of \$1,000 fr continued non-compliance. Having a Fining Committee will likely lower the attorney fees that the association receives in dealing with non-compliance issues. Ms. Smith suggested that the Board speak with homeowners to determine who might be interested in serving on such a committee.

COLLECTIONS

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

Board Action Request – Collections:

- BEN0034-Homeowner has proposed a payment plan of \$1,700 down and monthly payments (yet to be determined) to pay the remaining balance due, once it is verified, as he disputes the debt. The Board of Directors will accept a down payment of \$2500, and pay \$2500 by June 1, 2015.
- BEN0120 – Homeowner has requested a payment plan to pay off balance, which includes legal fees related to non-compliance, as well as collections. The Board of Directors accepted the payment plan offered. Account to be paid in two months.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Contacted Grasshopper to repair light at entrance of Bentley Street and Pine Street.
- Straighten the hedge height of the bushes at the entrance for better visibility of the monument signs.

ADMINISTRATIVE

- Website Postings
 - Meeting Notification
 - Agenda
 - Minutes

NON-COMPLIANCE REPORT

- May 2015 Non-Compliance Report reviewed.

Board Action Request – Non-Compliance:

- BEN0003 – The Board to decide if they would like to proceed with litigation against the homeowner. The Board of Directors stated that based on the severity of damage to the driveway they understand that pressure washing will not resolve the issue. The BOD requested that a clear photo of the driveway be taken for the management file as to have a record of the non-compliance matter. Account to be Closed.
- BEN0113 – Homeowner requesting extension regarding non-compliance notices received. The Board of Directors denied the request.

OLD BUSINESS

No Business to Discuss.

NEW BUSINESS

Pressure Washing - Management provided three bid proposals with varying amounts. The BOD requested to verify the cost with Touch O' Class which reflected \$300. The BOD provisionally approved Touch O' Class, not to exceed \$500.

NEXT MEETING

The next meeting is scheduled for Wednesday, July 22, 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 Dorothy Talkington to adjourn the meeting at 7:35 PM. Motion carried unanimously.

Respectfully submitted by:
Tawanna Brown, LCAM
Pinnacle Property Management, LLC