

**FINAL**  
**Bentley Woods Community Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**August 13, 2014**

**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 and Chris Lipsey

Board Members Absent: Lisa Tringali

Pinnacle Staff in Attendance: Anne Smith, LCAM

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

**OPEN FORUM**

Homeowner Robert Story to discuss the attorney letter he received regarding his lawn.

**MINUTES**

Motion was made by Dorothy Talkington and seconded by Bill Hovanetz to approve the July 2, 2014 Board Meeting minutes as written. Motion carried unanimously.

**BUDGET**

Motion was made by Jack McKay and seconded by Chris Lipsey to approve budget. After discussion, motion failed and decision was made to review again at the next Board meeting. Motion carried unanimously. Management will make changes on budget and provide update at next meeting.

**FINANCIALS**

Motion was made by Dorothy Talkington and seconded by Bill Hovanetz to approve the June and July 2014 financials as presented. Motion carried unanimously.

**COLLECTIONS**

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

- Board asked Management to move forward with collections on the following accounts:

Collection Status Updates enclosed.

**Board Action Request – Collections:**

BEN0038

- Motion was made by Jack McKay and seconded by Bill Hovanetz to approve waiver of \$334.05 which represents the total of \$11.55 interest fees, \$25.00 Admin fees and \$297.50 legal fees. Motion carried unanimously.

BEN0007

- Motion was made by Jack McKay and seconded by Chris Lipsey to approve to have the attorney move forward to file lien on the property, before the foreclosure sale. Motion carried unanimously.

BEN0157

- Motion was made by Jack McKay and seconded by Dorothy Talkington approve placing a lien on the property. Motion carried unanimously.

**GROUPS & MAINTENANCE**

- Requested Grasshoppers to inspect sod and irrigation at entrance.
- Adjusted light at front entrance.
- Brick wall repair after accident in progress. Expected completion this week. Total claim \$7535.
- Acquired police report and quotes to repair wall.
- Provided all information to homeowner's insurance company for restitution to association.
- Fountain lights repaired.

**PROPOSALS**

- Landscaping Proposals were reviewed and no decision made at this time.
- Motion was made by Jack McKay and seconded by Dorothy Talkington to approve Touch O'Class pressure washing services if they agree to reduce their price from \$1100 to \$1000. Mark Johnston owner will email Anne Smith updated proposal.

**NON-COMPLIANCE REPORT**

- July 2014 Non-Compliance Report and Final Notice Expirations are enclosed.

**Board Action Requests:**

BEN047

- Board voted unanimously to not waive legal fees and close violation at attorney.

BEN028

- Board voted unanimously to not waive legal fees and close violation at attorney.

BEN159

- Board needs firm date and description of the repair and date of when the repair will take place.

## **OLD BUSINESS**

- The Board has decided not to pursue the repair of the fencing along Artesia which belongs to MacKinley's Mill homeowners.

## **NEW BUSINESS**

- Motion was made by Dorothy Talkington and seconded by Bill Hovanetz to remove Lisa Tringali from the Board due to her continued absence from meetings. Motion carried unanimously. Management will send an email informing Lisa of her removal from the Board and thanking her for her past service to the community.
- Motion was made by Chris Lipsey and seconded by Jack McKay to appoint Allison Osborne to the Board. Motion carried unanimously.
- As a result of a homeowner complaint to the police reporting a board member for "harassing" them due to the receipt of a non-compliance letter, Management was advised to contact attorney to provide a legal opinion. The following is the statement from the attorney:  
*"If the non-compliant homeowner files another verbal report with the police, then the Association can pursue a lawsuit for injunctive relief, i.e., seek an injunction prohibiting the homeowner from calling the police again simply because he gets a letter from the HOA."*
- Board decided not to participate in the Annual National Night Out on October 7<sup>th</sup>.

## **NEXT MEETING**

The next meeting is scheduled for Wednesday, October 22, 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 Dorothy Talkington and seconded by Bill Hovanetz to adjourn the meeting at 9:10 PM. Motion carried unanimously.

Respectfully submitted by:  
Anne Smith, LCAM  
President  
Pinnacle Property Management, LLC