

FINAL

**Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
October 14, 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, Dorothy Talkington, Chris Lipsey and Eric Ferrell

Board Members Absent:

Pinnacle Staff in Attendance: Anne Smith, LCAM and Geraldo Torres, LCAM

Meeting was called to order at 6:34 PM. Quorum was verified. Meeting was properly noticed.

MINUTES

Motion was made by Dorothy Talkington and seconded by Jack McKay to approve the September 9, 2015 Board Meeting minutes as written. Motion carried unanimously.

Open Forum

Bill Adams from 319 Bentley Street wanted clarification on the election process for the annual meeting.

Guest Speaker

- Valerie Bender with Smart Collections presented to the Board her business proposal for the Board to consider.

FINANCIALS

Motion was made by Bill Hovanetz and seconded by Jack McKay to approve the August and September 2015 financials as presented. Motion carried unanimously.

COLLECTIONS

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

Board Action Request – Collections:

- BEN0015- Board vote carried unanimously to move forward with Attorneys advice.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Repairs made to the Yorkshire fountain. Motor was replaced under warranty.
- City of Oviedo contacted concerning street gutters.
- Palm tree replacement for the Monument in the back entrance discussed and the board agreed unanimously to not replace.

ADMINISTRATIVE

- Website Postings
 - Management to work on posting meeting minutes on a timely fashion.

NON-COMPLIANCE REPORT

- September 2015 Non-Compliance Report reviewed.

OLD BUSINESS

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

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- Management to contact Greg Baxter to discuss the fountain not working after repairs.
- Management to send appropriate correspondence in regards to vehicle in violation.

NEW BUSINESS

- The Board of Directors will review the 2016 budget.
- The Board will consider Smart Collections Proposal.
- Management to trim bushes in front of the monuments due to the fact that they are obstructing the light from illuminating the monument.
- Management to communicate with McKinley's Mill community management to have them clean fence and cut bushes pushing against the fence.

NEXT MEETING

The next meeting is scheduled for Wednesday, November 18, 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 7:53 PM. Motion carried unanimously.

Respectfully submitted by:
Anne Smith, LCAM and Geraldo Torres, LCAM
Pinnacle Property Management, LLC