

FINAL

**Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
October 9, 2013**

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

Board Members in Attendance: Jack McKay, Bill Hovanetz, David Biddle,
Dorothy Talkington, and Chris Lipsey.

Pinnacle Staff in Attendance: Ashley Christmas Maher, LCAM

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

OPEN FORUM

Diane Thilmony of 904 Wellington Avenue addressed the Board regarding her concerns with the pond closest to her home. She says that the pond looks very bad and she has not seen the pond vendor treating it. Management assured *Mrs. Thilmony* that the pond vendor will be contacted to address her concerns.

Bill Condon of 435 Rochester Street stated that he wants it documented that he is currently disputing non-compliance charges on his account and that Pinnacle Property Management continues to send him letters notifying him of his balance due. *Mr. Condon* stated he sent a letter to Pinnacle to dispute these charges and was advised that Management does not have the authority to remove these fees and he would like the Board to waive them. The Board advised *Mr. Condon* that further investigation and discussion is needed and once all issues are addressed with the pending non-compliance issues, he will be notified with the decision.

MINUTES

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the August 28, 2013 Board Meeting Minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Dorothy Talkington and seconded by Jack McKay to approve the August 2013 Financials as presented. Motion carried unanimously.

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Motion was made by Jack McKay and seconded by Dorothy Talkington to approve writing off all aged owner balances that are \$10.00 or less. Motion carried unanimously.

Motion was made by David Biddle and seconded by Dorothy Talkington to approve the 2014 proposed budget as amended. Motion carried unanimously.

The Board approved Arrington & Company, P.A.'s engagement letter to complete the 2013 Association tax return for the amount of \$250.00.

COLLECTIONS

The Board reviewed the Attorney's collection status updates.

The Board would like to know the status on *820 Manchester Avenue*, if this is a deed and lieu or if the bank will take the home. Management will email the Board this information upon receipt.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Sod re-installed at Lake Jessup entrance.

PROPOSAL REVIEW

The following proposals were presented for review:

- Fountain Repair
 - Motion was made by Jack McKay and seconded by Bill Hovanetz to approve Lake Masters quote for the amount of \$870.00. Motion carried unanimously.
- Bench Refurbishment
 - The Board agreed to table this at this time.

ADMINISTRATIVE

- Updated the community website.
- Community newsletter composed and mailed September 24, 2013.

NON-COMPLIANCE

October Non-Compliance Reports and Final Notice Expirations were reviewed.

The Board approved to hold sod violations for the winter months. Homeowners who currently have open sod violations will be sent a letter notifying them of this and explaining that they will have until March 15, 2014 to be in full compliance.

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The Board approved moving forward with sending a statutory offer for mediation on 379 Bentley Street for lawn issues.

NEW BUSINESS

The next Board of Directors Meeting is tentatively scheduled for Monday, December 2, 2013 at 6:30 PM at Pinnacle Property Management's office. If any Board Member finds an issue with this date, the meeting will be held Wednesday, December 4, 2013.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Jack McKay and seconded by Bill Hovanetz to adjourn the meeting at 8:04 PM. Motion carried unanimously.

Respectfully submitted by:

Ashley Christmas Maher, LCAM
Pinnacle Property Management, LLC