

FINAL
Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
October 22, 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 Allison Osbourne.

Board Members Absent: Chris Lipsey

Pinnacle Staff in Attendance: Anne Smith, LCAM

Meeting was called to order at 6:40PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

No homeowner's attended.

MINUTES

Motion was made by Bill Hovanetz and seconded by Jack McKay to approve the August 13, 2014 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Bill Hovanetz and seconded by Allison Osborne to approve the August and September 2014 financials as presented. Motion carried unanimously.

BUDGET

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the 2015 budget. Motion carried unanimously.

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve to continue to send statements in lieu of coupon books and asked that a statement be added to the Budget letter that there will be an increase in legal fees regarding non-compliance issues.

COLLECTIONS

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

- **Board Action Request – Collections:**
 - **BEN0015** – Motion was made by Jack McKay and seconded by Dorothy Talkington to approve to proceed directly with HOA's Lien Foreclosure. Motion carried unanimously.

GROUNDS & MAINTENANCE

- Graffiti on entrance wall pressure washed.

- Irrigation repairs completed.
- Replacement of 2 lamps at entrance.
- Rebuild brick wall on Pine Avenue due to accident.
- Replace sod and irrigation on Pine Avenue due to accident.
- Pressure washed brick walls between Pine and Lake Jessup.
- Installed two new white vinyl sign posts.
- Fountain repairs completed.
- Irrigation timer adjustment completed.

ADMINISTRATIVE

- Followed through with Insurance Company payment regarding damage to brick wall, sod replacement and irrigation for the full payment of \$7,574.48.
- Met with Police department regarding the graffiti reported on the brick wall at Pine Street entrance.

PROPOSALS

- Landscaping proposals:
 - Paradise Lawncare, Inc.
 - Valley Crest Landscaping
 - Dora Landscaping

NON-COMPLIANCE REPORT

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

OLD BUSINESS

- Board voted to continue with Grasshopper's at this time for their landscaping needs.

NEW BUSINESS

- Board voted to have a community wide yard sale and for management to select a date for the event.

NEXT MEETING

The next meeting will be Annual/BOD meeting and is scheduled for Wednesday, January 14, 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 7:45 PM. Motion carried unanimously.

Respectfully submitted by:
Anne Smith, LCAM
President

