

FINAL

**Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
January 28, 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, Lisa Tringali and Chris Lipsey.

Pinnacle Staff in Attendance: Ashley Christmas Maher, LCAM

Meeting was called to order at 6:44 PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

Theodore Rosenstock of 605 Rochester Street addressed the Board with regards to removing the fountains from the ponds. He feels that the fountains are a waste of money and not all residents get to enjoy them. The Board explained to *Mr. Rosenstock* that the fountains are important for aeration and algae control and do not plan on removing the fountains at this time.

MINUTES

Motion was made by Dorothy Talkington and seconded by Chris Lipsey to approve the December 4, 2013 Board Meeting Minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Chris Lipsey and seconded by Bill Hovanetz to approve November and December 2013 Financials as presented. Motion carried unanimously.

COLLECTIONS

The Board reviewed the Attorney's collection status updates.

The Board approved a \$50 per month payment plan for 645 Rochester Street with the following stipulations.

- Late fees and interest will still be added monthly
- Payments will be due on the 1st of the month and delinquent on the 5th.

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- If the homeowner defaults on payment plan, the payment is due in full immediately.
- This is a onetime payment plan.

GROUND & MAINTENANCE

The following items were identified and addressed:

- Holiday décor installed and removed.
- Artesia fountain tripper and timers reset.
- City of Oviedo re-surfaced all roads.

ADMINISTRATIVE

- Updated the community website.

NON-COMPLIANCE

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

The Board approved sending 21-Day Demand letters to *815 Wellington Avenue* and *574 Yorkshire Drive* for open violations.

Motion was made by Jack McKay and seconded by Bill Hovanetz to *ratify* the unanimous email approval to have the Association Attorney send a statutory offer for mediation to *435 Rochester Street* in regards to a boat violation. Motion carried unanimously.

NEW BUSINESS

Jack McKay was not able to attend the annual meeting but is interested in continuing to serve the community on the Bentley Woods Board of Directors. Motion was made Chris Lipsey and seconded by Dorothy Talkington to approve appointing Jack McKay to serve another one year term as a Board Member of Bentley Woods Community Association, Inc. Motion carried unanimously.

Michelle Backel of *474 Yorkshire Drive* conveyed her interest in serving on the Bentley Woods Board of Directors. After a lengthy discussion, motion was made by Jack McKay and seconded by Dorothy Talkington to approve appointing *Michelle Backel* to the Bentley Woods Board of Directors. It was explained to all newly appointed Board of Directors that Management will need to confirm that all Directors are in good standings with the Association both financially and with non-compliance to be able to serve. Motion carried unanimously.

The next Board of Directors Meeting is tentatively scheduled for Wednesday, March 5, 2014 at 6:30 PM at Pinnacle Property Management's office.

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ADJOURNMENT

There being no further business to come before the Board, motion was made by Dorothy Talkington and seconded by Chris Lipsey to adjourn the meeting at 7:14 PM. Motion carried unanimously.

Respectfully submitted by:

Ashley Christmas Maher, LCAM
Pinnacle Property Management, LLC