

FINAL

**Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
March 5, 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: Anne M. Smith, LCAM, Daniel Rodriguez, LCAM

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

OPEN FORUM

Philip Bass of 512 Rochester Street addressed the Board regarding his concerns related to non-compliance correspondence received from Pinnacle about his trash cans and an inoperable vehicle. These items were characterized as a nuisance and he requested the association's definition of a nuisance. Several board members as well as management present responded that the rules of the association are there to protect the aesthetics as well as the value of the homes in the neighborhood to protect everyone's investment in their homes. Anne Smith encouraged Mr. Bass to contact her office to discuss any unresolved issues.

William Heaston of 432 Rochester Street expressed concern regarding some legal fees placed on his account. Ms. Smith provided her contact information and encouraged the homeowner to contact her to resolve the matter.

Scarlet Knowles of 715 Rochester Street had concerns regarding sod replacement since she has had to re-sod her grass four times in the last 18 years. She asked if a more personal approach, i.e. knocking on the door and speaking to the owner regarding their violations, might be more effective than the correspondence.

MINUTES

Motion was made by Jack McKay and seconded by Lisa Tringali to approve the January 28, 2014 Board Meeting Minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Dorothy Talkington and seconded by Chris Lipsey to approve the January 2014 Preliminary Financials as presented. Please note financials will be preliminary until all outstanding invoices for 2013 are received and processed, and the tax return is complete. Motion carried unanimously.

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COLLECTIONS

The Board reviewed the Attorney's collection status updates.

GROUNDS & MAINTENANCE

The following items were identified and addressed:

- Palm Trees trimmed at entrance.
- Light bulb replaced at Pine Street entrance.

ADMINISTRATIVE

- D & O Insurance Policy Renewed.
- Property/Liability Insurance Renewed.

NON-COMPLIANCE

February Non-Compliance Report and Final Notice Expirations were reviewed.

Motion was made by Dorothy Talkington and seconded by Chris Lipsey to *ratify* the unanimous email approval to have the Association Attorney proceed with litigation on *435 Rochester Street* regarding the continued boat violation. Motion carried unanimously.

Motion was made by Jack McKay and seconded by Chris Lipsey to send 21-Day Demand letters regarding non-compliance issues. In addition, the motion included moving forward with a Statutory Offer of Mediation regarding a non-compliance issue to pressure wash a driveway. Motion carried unanimously.

Motion was made by Bill Hovanetz and seconded by Chris Lipsey to send letters on April 1, 2014 to all yard violations that have received final yard notices that they must be in compliance by May 1, 2014 or legal action will commence. Motion was carried unanimously.

NEW BUSINESS

The next Board of Directors Meeting is scheduled for Wednesday, April 23, 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 Jack McKay to adjourn the meeting at 7:20 PM. Motion carried unanimously.

Respectfully submitted by:
Anne M. Smith, LCAM
Agent for Bentley Woods Homeowners Association, Inc.