

**Final
Bentley Woods Community Association, Inc.
BOARD OF DIRECTORS MEETING
July 2, 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 Chris Lipsey

Board Members Absent: Lisa Tringali

Pinnacle Staff in Attendance: Julia A. Corbin, LCAM and Debbie Donovan, Administrative Assistant

Meeting was called to order at 6:31 PM. Quorum was verified. Meeting was properly noticed.

OPEN FORUM

Homeowner, Allison Osborne wanted to share her concerns about the trash in the pond and to announce that volunteers would be working together to clean the pond on Saturday, July 5, 2014.

- Management to post a notice on the website.

MINUTES

Motion was made by Dorothy Talkington and seconded by Jack McKay to approve the April 23, 2014 Board Meeting minutes as written. Motion carried unanimously.

FINANCIALS

Motion was made by Jack McKay and seconded by Bill Hovanetz to approve the May 2014 financials as presented. Motion carried unanimously.

COLLECTIONS

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

- Board asked Management to move forward with collections on the following accounts:
 - BEN0120
 - BEN0098

- BEN0118

Board Action Request – Collections:

574 Yorkshire Dr.

- Motion was made by Jack McKay and seconded by Bill Hovanetz to approve moving forward with the HOA's lien foreclosure. Motion carried unanimously.

GROUND & MAINTENANCE

The following items were reviewed:

- Requested Grasshoppers to inspect sod and irrigation at entrance.
- Sod replaced by the entrance sign at no charge to the community.
- Replaced light bulbs in front entrance.
- Street lights at Pine Street and Bentley Street repaired by Duke Energy.

PROPOSALS

- Tree and Viburnum trimming by 1040 Abbotsford Court

NON-COMPLIANCE REPORT

- Homeowner email regarding non-compliance of Common Areas was reviewed.
- June 2014 Non-Compliance Report and Final Notice Expirations were reviewed.
 - 875 Wellington Ave – Board approved sending a 21-day demand
 - 885 Wellington Ave – Board approved sending a 21-day demand
 - 523 Yorkshire Dr – Board agreed to HOLD
 - 574 Yorkshire Dr – Board approved sending a 21-day demand
- The Board agreed to proceed with litigation on the following properties:
 - 329 Bentley Street – Pressure wash driveway
 - 474 Yorkshire Drive – Weeds in lawn and right of way
- The Board agreed to proceed with mediation on the following properties:
 - 349 Bentley Street – Remove weeds and re-sod dead areas
 - 810 Manchester Ave – Re-sod lawn
 - 631 Red Maple Court – Remove weeds and re-sod dead areas
 - 925 Wellington Ave – Re-sod dead areas in lawn and right of way
 - 574 Yorkshire Drive – Pressure wash fence
 - 574 Yorkshire Drive – Trim trees and vines in backyard.

NEW BUSINESS

Management to contact Grasshoppers regarding inspection and repair of sod & irrigation at both entrances. Board asked Management to put Grasshoppers on notice.

Board requested the Management gather quotes from three different landscape companies for their common areas.

Management to gather quotes for pressure washing the community entrance walls to present at a future meeting.

Motion was made by Jack McKay and seconded by Dorothy Talkington to approve the painting and cleaning of the signs posted at the retention pond on Artesia, not to exceed \$100.00. Motion carried unanimously.

Management to gather quotes for the trimming of all the trees in the common area.

Board requested Management have the Estoppel noted at the sale of the 432 Rochester St that the fence remains in violation.

NEXT MEETING

The next meeting is scheduled for Wednesday, August 13, 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 Jack McKay and seconded by Dorothy Talkington to adjourn the meeting at 7:41 PM. Motion carried unanimously.

Respectfully submitted by:
Julia A. Corbin, LCAM
Pinnacle Property Management, LLC