

**Meeting Summary**  
**Bentley Woods Board of Director's Meeting**  
**February 15, 2019**

**Location:** Seminole County Sheriff's Office- East Division Office

1225 E Broadway St, Oviedo, FL 32765

**Board Members in Attendance:** Steve Bartman, Harold Buhl, Bill Whovanetz, Elisabeth Essary, Jack McKay, Robert Story, Chris Lipsey

**Management Staff in Attendance:** none

Quorum of the Board was verified. Meeting was properly noticed.

Four members of the Homeowners Association were in attendance.

**Minutes:**

1. **Call to Order:** 6:30 pm
2. **Statement of Voting Interest:** ~ 5% homeowners present
3. **Approval of Previous Minutes** - tabled until new board is able to review drafts. Approval for 12/6/18. 12/21/18 & 1/3/19 minutes pending.
4. **Election of Officers**
  - HB made a motion to open the floor to nominations for officers. RS seconded the motion.
  - BH nominated Steve Bartman as President. HB seconded the motion. No other nominations offered. All were in favor of Steve Bartman as President.
  - JM nominated Harold Buhl for Vice President. RS seconded the motion. No other nominations. All in favor of Harold Buhl as Vice President.
  - BH nominated Elisabeth Essary as Secretary. HB seconded the motion. No other nominations. All in favor of Elisabeth Essary as secretary.
  - JM nominated Bill Whovanetz as Treasurer. HB seconded the motion. No other nominations. All in favor of Bill Whovanetz as Treasurer.

Staggered terms for directors were discussed. However, the issue was tabled at this time.

**5. Florida Marketable Record Title Act (MRTA)**

All directors were in favor of renewing the current Declaration of Covenants “as-is” for the purpose of being compliant with FS 712 & 720. **Assigned to Jack McKay**

## **6. Old Business**

- A. CMS to obtain bids for power washing the neighborhood entrance signs and sidewalks of the common areas
- B. Chris Lipsey to follow up with the city re: Tract A- broken drain pipe, sulfur smell and the broken catch basin on Manchester
- C. CMS to follow up on electrical & lighting issues at neighborhood entrances
- D. CMS to assess & follow up on possible safety issue with storm water grates in the common areas.
- E. Follow-up needed to verify that HOA taxes were filed for 2017. Steve Bartman will contact Towers Property Management to ask.
- F. CMS to follow up with Solitude Pond Mgmt and verify current contract
- G. Contact Grasshoppers re: overgrown vine on Artesia common area
- H. Need to review the issue presented by the Concerned Homeowners regarding ACC being overruled by the board – tabled until attorney is obtained

## **7. New Business**

- A. Appointment of new ACC Committee  
Interested Candidates: Ann Rank, Linda Payne, Cher Tauscher, Travis Roberts, Bob Garrick, Liz Himes (?), Chris Cavanaugh (?)  
Need to establish ACC rules & procedures, but the issue is tabled until legal council can be consulted.
- B. ACC Form needs to be revised- Harold Buhl to initiate proposed changes
- C. Hiring of Legal Council  
The BOD plans to discuss and limit the following list to 3 law firms to be vetted by the next HOA meeting. Law firms: Shuffield & Lohman, Larson & Associates, Masi Law Firm, Hurley Rogner, Wonsetler & Webner, Becker & Poliakoff, South Milhausen (Arias Bosinger, Ruggieri)
- D. Non-Compliance Procedures  
Plan is to address wording of first “violation” letter to be more courteous (use Lis’ letter). CMS would like to be able to send out violation letters within 48 hours of inspection. However, the BOD would like 48-72 hours to review CCR list with the option to veto. Board voted unanimous to use this procedure.
- E. Need to discuss board members certification form or obtain training per 720.3033 1(a) - tabled at this time to see if this is requirement for old board members.

## **8. Adjournment**

HB made a motion to adjourn meeting, RS seconded motion. BOD meeting adjourned at 8:35 pm.

- 9. Next Meeting** scheduled for Tuesday, March 12<sup>th</sup> at 6:30 pm,