

# The Village at Bentley Park Homeowners Association

## HOA Board Meeting/Budget Workshop Minutes Oct. 14, 2024

Meeting Location	The Village at Bentley Park Cabana
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Tommy Mattingly, Robanne Ficco-DeBord, Joe Sproule and Peg Slater
Board Member Absentees	Debbie Haddix
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	6:01 PM / 7:11 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The meeting was called to order by Tommy Mattingly at 6:01 PM.

➤ **QUORUM** – A Quorum has been established with four Board Members being present.

➤ **PROOF OF NOTICE OF THE MEETING** – This meeting was properly noticed.

➤ **BUDGET TOWN HALL DISCUSSION** – Ellyse advised that this is not a Board meeting but rather a workshop discussion. Joe made a motion to amend the meeting for an opportunity for the Board to recess, reconvene and talk about next steps. Ellyse advised that the meeting could always be reconvened at the end of the meeting. Joe provided a four-page handout (guidelines for framing the budget, budget highlights, proposed budget and reserve analysis) to highlight discussion considerations. The 2025 draft of the budget has essentially been prepared by AmeriTech. The Board has not adopted the budget yet and is providing this data in order to have a membership discussion. The consideration for discussion is based on the framework where the numbers have been placed that are aligned with residents expressed priorities, avoiding special assessments, cost-effective enhancements of services that indirectly improve the property's value, addressing high-priority needs, long-term planning needs along with contingency and reserve funds.

Joe indicates that the budget starts out with a deficit of \$85,500 that comes into the budget and has to be acted on as a result of the insurance. There are also increases of approximately \$25,000 to Lawn, Irrigation, Pest Control and Cable contracts that the previous board has already signed and renewed before the current year's budget has been approved. The budget also includes allowances for cosmetic enhancements to properties and general upkeep of the community. The budget should also include pre-planning of high priority items such as tree trimming, pavement, sidewalk repair and capital improvements to systematically work on these priorities over time.

Joe discussed the breakdown that highlights the different costs between the 2024 and 2025 budget in the area of insurance, grounds, utilities, administration/fees, maintenance and cable showing a total increase of \$195,132. Additionally, raising the existing reserves from \$10,637 to a fully funded reserve of \$53,723. As an HOA, the funds are a pooled reserve which means that monies can be taken from one line item to another. As an example, the current replacement cost of Carports is \$300,000 and the current reserves are \$39,500 with the remaining balance of \$260,500. There are 26 years of life remaining, therefore the budget would need \$10,019 per year to be fully funded. As a whole, the total

current replacement cost for the items in the reserves (paving, irrigation, carports, common elements) are \$507,352 and the current reserves as of 1/1/25 are \$73,822 with the remaining balance of \$433,530. In order to fully fund the remaining balance on an annual basis, a total of \$43,723 is needed. This \$43,723 is the catch up because in 10/20 years, we will likely need more. At this point, Joe concluded his presentation.

Further discussion ensued and listed below is a summary of some of the highlights of questions and comments:

- Lisa indicated that she is a Realtor and \$573 is pretty good compared to the rest of the county. Lisa also commented that we should be grateful that we were spared major damages from the storms and that alone keeps our community attractive.
- Bob discussed the monstrous trees and that we need to come up with a plan to address and fix the problem over a period of three to four years. Bob suggests taking a tree out in order to stop damage to the sidewalks, plugging up the sewer lines because of tree roots and for any safety issues. Bob suggests setting a goal in order to sustain the community.
- Pam states that there is a 2013 Board Resolution addressing tree maintenance in the community. Article IX, Section 2 of the Declaration of Covenants provides that owners are responsible for a number of exterior maintenance responsibilities, including maintenance of trees. It also states that the Board has taken proper steps to resolve that the tree maintenance provision will be fully enforced. A reminder of this 2013 Board Resolution was also emailed by AmeriTech in July of this year.
- Bob indicates that a second step is needed by walking around the property for identification.
- Dan commented that identifying trees is a health and serious safety issue. Therefore, a tree on homeowner property that causes a health and safety issue should then be the homeowners responsibility for the maintenance of it.
- It was advised the only way to identify who a tree belongs to is with a survey. Each property is different for each homeowner. On the survey, there will be an outline of your unit and there will be an arrow that tells you how many feet you own from your house line. You own one side and the HOA owns the other side. If there is a tree in the middle, then the costs should be shared.
- Additionally, it was stated that the Board needs to do a walkaround to determine if Palm trees are on community property or a homeowners property.
- Lisa mentioned that it is important to work with an arborist and to be careful when taking trees out as it can cause an unintentional sinkhole.
- The thirty percent increase in monthly fees is largely due to big items that nothing can be done about (insurance, water, trash collection, etc.)
- This community has an advantage with having trash collection, water, cable TV and internet included where you could not purchase these items cheaper on your own.
- Seless suggests the monthly fee be \$575 and not \$600 since it was previously worked out at \$573. It was stated that the budget does not include a hurricane contingency and currently there are no additional monies to take the debris out.
- Lisa suggests that the Federal government supposedly is providing a 90-day program to help pick up debris. Lisa is not sure how the county may be involved or if there are other options and asked if Ellyse would look into that. Ellyse indicated that she is looking into bids and it

includes cutting trees, she is expecting a third proposal but has received two bids so far, one at \$8500 and the other at \$9000.

At the conclusion of discussion, Tommy asked if anyone thought that there was anything in the budget that should not be there or did anybody think something should be knocked off in order to save money? The homeowners in attendance did not provide any feedback. Conversation from those in attendance suggested a range of \$575 per month while others suggested \$600 per month. Therefore, Tommy proposed the recommendation that the Budget be prepared at \$580.00 per month and gave the opportunity to the audience to oppose the suggestion. None was received and no feedback given.

## ► ADJOURNMENT

Tommy adjourned the meeting at 7:11.

Tommy also indicated that a brief board discussion would be held and that homeowners were welcome to listen in.