

# The Village at Bentley Park Homeowners Association

## HOA Board Meeting/Budget Workshop Minutes     Dec 17, 2024

Meeting Location	Ameri-Tech Community Management Office 24701 US Hwy 19 North Suite 102 Clearwater, FL 33763
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Tommy Mattingly, Joe Sproule, Bob O'Connell
Board Member Absentees	Pam Easton
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	6:00 PM / 8:21 PM
Minutes Prepared By	Ellyse Vosselmann

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

➤ **PROOF OF NOTICE OF THE MEETING** – This meeting was noticed on Saturday by Pat Riccio.

➤ **QUORUM** – A Quorum was established with Three Board Members being present.

➤ **Tree discussion** – Board discusses that homeowners must provide a survey to determine whose property it is on. If the tree is on association property, the association will pay for the survey. If it is on both properties, the cost of the survey will be split. If it is on the owner's property they will pay for the survey. Surveys are to be sent to the management company.

An invoice from prior attorney from July 15, 2024, for common property was brought up and Ellyse will investigate the results of that invoice.

Mr. Sproul discussed a long-term plan for the trees. Trimming trees will be done by safety issue as a first priority and arborist will determine the health of the tree.

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➤ **Committee descriptions** –

Tommy made a motion to adopt the DRC committee document, the compliance document and the finance committee document as drafted by Pam Easton and Joe Sproule. Joe Sproule 2<sup>nd</sup> the motion and all were in favor

➤ **Confirm The Resignation of Robanne Ficco–Debord** Moved to accept the resignation of Robanne Ficco-Debord with appreciation by Bob Conner second by Joe Sproule all were in favor.  
Motion to have Joe Sproule be the treasurer by Tommy, Bob second all were in favor.

➤ **Leases will be provided to the management company to share restrictions** –

➤ **Violation to be sent to the attorney for noncompliance for 2628 Bentley Drive [2628 Bentley](#)**

➤ **Carport Ellyse is waiting on 1 more estimate for repairing the carport–**

➤ **Board to determine whose fence on the NE hamlet or Village**

➤ **Ellyse will get a quote on Pressure washing the fence behind the pinks**

➤ **Reserves funds discussion and how they are allocated and used**

➤ **Reviewed budget, income statement, and balance sheet**

The Bord would like a sit down with the auditor an Ellyse will contact November.

➤ **Meeting dates**

Every 4<sup>th</sup> Tuesday of the month in the cabana

➤ **ADJOURNMENT**