

# The Village at Bentley Park Homeowners Association

## HOA Board Meeting Minutes

### March 31, 2025

Meeting Location	Ameri-Tech Community Management Office and at Pam Easton's home
Board Member Attendees	Tommy Mattingly, Bob O'Connell, Joe Sproule and Pam Easton
Board Member Absentees	None
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	6:00 PM / 6:15 PM
Minutes Prepared By	Pam Easton
Next Meeting	TBD

➤ **CALL TO ORDER** – The meeting was called to order by Tommy at 6:00 PM.

➤ **PROOF OF NOTICE OF THE MEETING** –The Notice and Agenda was properly posted on the property's Bulletin board and an email with the meeting link was also sent out.

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

➤ **APPROVE THE FENCE** – This is to reapprove the fence with a new total cost of \$5,622 that will include a stake out and a survey is not needed. Joe made a **MOTION** to accept, Tommy seconded, All were in favor. Approval was unanimous, **MOTION** carried.

Pam will review the area and advise if she along with other volunteers would be willing to clear the debris and will advise tomorrow.

➤ **APPROVE THE CONCRETE REPAIR** – Approval can be made up to \$3,000.00 but the concrete repair will cost \$3,150.00. Joe made a **MOTION** to accept, Tommy seconded, All were in favor. Approval was unanimous, **MOTION** carried.

➤ **DISCUSS AND REAPPROVE THE CARPORT REPAIR** – Ellyse had great news and stated that she thought the quotes provided were for two separate proposals. Only one proposal needs to be approved. The \$14,000 proposal would be to repair the missing portion and leave the existing section in place. With this proposal, the missing portion and existing portion would be mismatched. The \$19,000 proposal would be to remove the existing portion and replace the entire section. All sections of the entire carport would match. Tommy made a **MOTION** to accept the \$19,000 proposal, Bob seconded, All were in favor. Approval was unanimous, **MOTION** carried.

➤ **OPEN FORUM** –

- a. Pam inquired if a quote could be obtained for the resealing and restriping of the parking spaces so that it may be discussed at the next meeting. Ellyse advised that she would obtain a quote. Joe noted that such a quote was important but needs to be considered primarily within the context of planning for 2026 capital projects.

➤ **ADJOURNMENT** –

Joe made a **MOTION** to adjourn the meeting at 6:15 pm, Tommy seconded, All in Favor. **MOTION** carried.

