

THE VILLAGE AT BENTLEY PARK BOARD OF DIRECTORS MEETING

Topic: Village at Bentley Park Board Meeting

Time: January, 28, 2025 05:00 PM

Join Zoom Meeting

<https://zoom.us/j/96670888767?pwd=avo7gIU9x50EuBm1MkQDVm8LdtMvxD.1>

Dial by your location

• +1 305 224 1968 US

Meeting ID: 966 7088 8767

Passcode: 132197

**LOCATION: Ameri-Tech Community Management Office
24701 US Hwy 19 North Suite 102
Clearwater, FL 33763**

1. Call to order
2. Proof of notice of the meeting
3. Determination of a quorum
4. Audit discussion and findings with the CPA
5. Approve or Waive Reading of Board of Director's Meeting Minutes of 9/24, 10/14, 11/18 Organizational Meeting, 11/18 Annual and Budget and 12/17
6. Treasurer's Report
 - a. Year-End 2024
 - b. Year-to-date 2025
 - c. Financial Controls
 - d. Encumbrance of Insurance Line Item
7. Manager's Report
8. President's Report
 - a. Audit Update information on the findings and highlights of the 2023 audit
 - b. Carport Claim update
 - c. Necessary approvals for existing DRC Alteration Approval requests, President requirement. Consistency with DRC email subject line for ease of sorting incoming requests
 - d. Requesting updates to the Website: Board of Directors listing is needed and 2025 tentative Meeting Schedule to be posted
 - e. Sprinkler Repair link on website update on functionality, determine who should get notification
 - f. Requesting if website can be used as a procedure for easier method of Alteration Application approvals
9. New Business/Discussion Topics
 - a. Determine guideline procedures for DRC to follow to support decision making
 - b. Outline Board Members role and expectations regarding various property situations and procedures
 - c. Scheduling joint community walkthroughs with notification to Board members

- d. Lawsuit 4211 Bentley Drive Update
- e. Proposed timeline for development of 2026 operational budget
- f. Draft of job description for Communication and Social Committee
- g. Process for identification, selection and appointment of committee members and board vacancy
- h. Procedure for approval of proposed property renovations
- i. 2628 Bentley Drive Violation
- 10. Committee Reporting
 - a. DRC Updates
 - i. 2387 Bentley Drive – Roof, approved 11/2024
 - ii. 2591 Bentley Drive - Window Replacement, approved 11/2024
 - iii. 2386 Bentley Drive – Roof, approved 11/2024
 - iv. 2461 Bentley Drive - Window Replacement, approved 11/2024
 - v. 2423 Bentley Drive - Window Replacement, approved 1/2025
 - vi. 2419 Bentley Drive – Window Replacement, approved 1/2025
 - vii. 2373 Bentley Drive - Window Replacement, pending one further approval
 - b. Compliance
 - i. Committee yet to be established
- 11. Unfinished Business
 - a. Comprehensive, multi-year plan for tree-trimming
 - b. Replacement of fence at NE end of property, obtain pressure washing quotes
 - c. Results from the invoice from the prior attorney from 7/15/24 for common property
 - d. Contract Renewal Dates
 - e. Texting Capability
- 12. New Business
 - a. Proposed timeline for development of 2026 operational budget
 - b. Draft of job description for Communication and Social Committee
 - c. Process for identification, selection and appointment of committee members and board vacancy
 - d. Procedure for approval of proposed property renovations
- 13. Other Board Member Discussion items if necessary
- 14. Open Forum
- 15. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND