

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes 12/16/2025

Meeting Location	Ameritech Office
Board Member Attendees	Bob O'Connell, Joe Sproule, Dan Randazzo and Pam Easton
Board Member Absentees	
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	10:13 / 12:15 PM
Minutes Prepared By	Ellyse Vosselmann
Next Meeting	1/17/2026

- **CALL TO ORDER** – Joe called the meeting to order at 10:13AM .
- **PROOF OF NOTICE OF THE MEETING** – The Notice and Agenda was properly posted on the property's Bulletin board, and an email blast was also sent out.
- **QUORUM** – A Quorum has been established with 3 Board Members being present 1 zoom
- **MINUTES** – Bob made a motion to approve and waive the reading of the Board of Directors minutes from 11/20/2025, Pam 2nd 3 board members yay 1 nay the motion carries.
- **TREASURER'S REPORT** – Dan stated there should be a surplus of approximately \$18,000 after the Dec expense which include sealcoating, sidewalks and trees. Discussion about high yield savings
- **MANAGER'S REPORT** –
 - Collections:**
 - Attorney Status: 4 units
 - Board would send 2470 and 2362 Bentley Park to the attorney for delinquencies.
 - Work Completed or in Progress:**
 - Pam put sealcoating flyers in the Pinks
 - Ellyse contacted BPCA about overnight parking at the pool during the seal coat
 - Ellyse will clarify towing contract with A-1 that was done in 2023
 - Dan motioned that authorization for towing be restricted to the property and a min of 2 board members. Joe 2nd, 3 yay and 1 nay the motion carries
 - Ellyse to contact Done Right Roofing about concerns for roof at 2613 Bentley Dr
 - Ellyse to see if Bentley Park has a towing Policy
 - Ellyse to research post office for paving
 - Ellyse to contact solar for waste
- **PRESIDENT'S REPORT** –
 - a. Joe will follow the agenda with each item in an efficient way with no cap on time limits. Whoever asks for the agenda item will address it.
 - b. Look at calendar to continue the schedule as a monthly meeting the 4th Tuesday of the month ellyse will complete a calendar
 - c. Joe advised that the Water Resolution notification was sent to homeowners

► **COMMITTEE REPORTS**

- a. Architectural Request
- b. 2345, 2613, and 2518 Bentley Park DRC has been approved
 - Joe made a motion to ratify accepting the architectural applications bob 2nd all were in favor. Dan 2nd the motion all were in favor the motion carries

► **NEW BUSINESS**

- a. Sidewalks have been approved to be repaired,
- b. Send contracts for True Green and John Evans
- c. Bob reports that the program has not been set yet
- d. Sealcoating is scheduled for Starting Jan 6-Jan 20 2026.
- e. Board Priorities each member was asked for 5 priorities.
- f. Pam to be reimbursed for Christmas decorations/poinsettias
- g. .

UNFINISHED BUSINESS

- a. 2025 Tree Trimming is complete
- b. Ellyse will contact attorney for draft amendment
- c. Board priorities were discussed for 2026
- d. Board agrees to contact the owner at 2716 Bentley Drive prior to going on the property

► **ADJOURNMENT:**

- joey made a motion to adjourn the meeting at 12:12 pm, Dan 2nd all were in favor the motion carries.