

**THE VILLAGE AT BENTLEY PARK  
BOARD OF DIRECTORS MEETING**

**Topic: Village at Bentley Park Board Meeting**

**Time: February 25, 2025 06:00 PM**

**Join Zoom Meeting**

<https://zoom.us/j/96670888767?pwd=avo7glU9x50EuBm1MkQDVm8LdtMvxD.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. Approve or Waive Reading of Board of Director's Meeting Minutes 12/17/24 and 1/28/25
5. Treasurer's Report
6. Manager's Report
7. President's Report
8. Committee Reports
  - a. DRC Updates
    - i. 2518 Bentley Drive – Front door with window, Tommy spoke to homeowner, pending
    - ii. 2373 Bentley Drive – Exterior Paint, approved 2/16 and 2/18
  - b. Compliance
    - i. Committee appointments
9. New Business/Discussion Topics
  - a. DRC:
    - i. Discuss draft and provide input of DRC guidelines
    - ii. Determine who will approve the existing DRC requests. The President is required to be one approver and another is needed.
    - iii. Has any DRC volunteers been solicited
    - iv. Online Alteration Application approvals – ask Ellyse if an online option can be provided because editing the pdf application on home computer does not work
  - b. Surveys – an official Motion needs to be carried. At the December meeting the following was discussed “Board discusses 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.” Pam met with Ellyse to compile a list of surveys. There are 21 surveys received out of 143 units.
  - c. Sidewalk Repairs – also review of 2378 request
  - d. 2586 – Tree Trimming request – a response is needed to be given to the homeowner

- e. Supplying Plot Plans: how to get plot plans supplied when a homeowner wants work done on their lot
- f. Tree Maintenance input – Bob to share information
- g. Review fund allocation for 2024 and 2025 Audit
- h. Yearly Schedule meeting updates and revisions
- i. Pressure Washing community sidewalks
- j. Painting/Stripping the parking spaces with unit numbers
- 10. Old Business
  - a. Status regarding the Replacement of fence at NE end of property – Fence bids
  - b. Gutter Update
  - c. Comprehensive , multi-year plan for tree-trimming
  - d. Draft timeline for 2026 operational budget
  - e. Review Communication and Social Committee draft
- 11. Other Board Member Discussion items if necessary
- 12. Open Forum
- 13. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND