

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

Topic: Village at Bentley Park Board Meeting

Time: April 29, 2025 06:00 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: Bentley Park Cabana

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 from 3/25/25 and 3/31/25
5. Treasurer's Report
 - a. YTD expenditures , balances
 - b. fiscal controls
 - c. contract reviews ; summary / next steps
 - d. analysis of reserves
 - e. insurance billing
6. Manager's Report
7. President's Report
8. Committee Reports
 - a. DRC Updates
 - i. 2495 Bentley Drive – Roof, Approved
 - ii. 2498 Bentley Drive – Siding Replacement/Painting, Approved
 - iii. 2684 Bentley Drive – Storm/Hurricane Shutters, Pending
 - b. Compliance Updates
9. New Business/Discussion Topics
 - a. Erroneous 2024 billings and payment
 - b. “Bad debt” write off per audit
 - c. budget development timeline for 2026
 - d. Project Prioritization (i.e. sealing and striping, as needed sidewalk repairs, sod replacement, sprinkler maintenance)
 - e. 2026 capital projects discussion (e.g. sealing /repair of carport driveways)
 - f. Unit 2566 inquiry
 - g. Unit 2728 inquiry
 - h. Pest Control inquiry from homeowner
10. Old Business

- a. Carport Repair – status
 - b. Tree Maintenance Plan – status and next steps. Tree trimming timeline update.
 - c. Mailbox Updates
 - d. DRC Revised Guidelines – accept or revise further
 - e. Fence Installation status/timeline
 - f. 2586 – Tree Trimming request – homeowner to be updated
 - g. Gutter Update
 - h. Sidewalk Repairs status
 - i. Palm Tree trimming
- 11. Other Board Member Discussion items if necessary
 - 12. Open Forum
 - 13. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND