

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

Topic: Village at Bentley Park Board Meeting
Time: January 27, 2026 2025 6:00 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
 - 6:09
2. Proof of notice of the meeting
 - Posted Meeting
3. Determination of a quorum
 - Quorum is present
4. Approve or Waive reading of Board of Director's Meeting Minutes from 12/8/2025 and 12/16/2025
 - Joe Motions, 2nd by Dan. to approve Minutes of 12/8/2025 and 12/16/2025 as transmitted by property manager. The motion is approved 3 yay, 1 nay
5. Treasurer's Report
 - a. Spectrum Contract/Status of Rebate
 - b. Monthly Updates
 - Year-end financial presented by Dan Randazzo Seal coating, Trees, Sidewalks completed within December financials. Surplus yet to be determined.
 - Interim report Jan 2026 in a surplus position. Spectrum amount is on the balance sheet.
6. Manager's Report
 - 5 homeowners are at the attorney
 - 2362 Bentley Dr 60+ days delinquent \$1415
 - Community walk will take place Thursday weather permitting
 - John Evans quote received
 - Ellyse will get estimate to power wash the fence

- Sidewalks repaired
- Sealcoating complete

7. President's Report

- Projects accomplished, Trees, Sealcoating, Sidewalk, Fence on North side of property, Reserve Study analysis, Completed good audit. Finances are sound. Reserve account is in good standing. Goal for the year is cost containment.
- Discussion about the amount of funds to spend without board approval. It was agreed that the property manager could spend up to \$1000 in response to needs requiring immediate action, Further, it was agreed that without board approval the president, in concert with the property manager, could expend up to \$3000 in response to items requiring immediate action Bob made a motion to approve 1000 and 3000 spend without board approval and revisit next year. Dan 2nd all were in favor the motion carries.
- Joe concluded that with the leadership of Tommy Mattingly, President the 2025 year was notable successful by itself while also establishing a very strong foundation for the future.

a. Committee Appointments

- Design/review is Tommy Mattingly, chair
_ Pam Easton
- Finance: Dan Randazzo Chair
 - Seless Emmanuel
 - Bob O'Connell
- Compliance: Alice Ennis
- Tree Maintenance: Bob Oconnell, Chair
- Minute Taker: Terry Robinson

8. Committee Reports

- a. DRC Updates
 - i. 2608 Bentley Drive approved
- b. DRC Requests
 - i. Unit 2566 proposal to install paver sidewalk on front lawn
 - Discussion This would be a material alteration to the common property. Ellyse suggests it is a material alteration, and the attorney should be consulted. Pam mentions liability risks and questions who would be liable if there was an issue
 - Bob makes a motion that the width of the walkway be 4 foot with that dimensions be the standard for all comparable projects.. Dan 2nds, 3 yay 1 nay the motion passes.
 -

9. New Business/Discussion Topics

- a. Attorney's Resolution Amendment regarding Maintenance of all trees
Joe made motion to agree to the suggestion to amend the verbiage in the amendment to add ALL HAZARDOUS TREES documented by a qualified arborist. Dan 2nd, all were in favor
- b. Violations to be initiated for non-compliance of maintaining properties
- c. Revision of Committee Descriptions discussion.
 - o Pam, proposed modifications to the description of duties for the compliance committee. Bob made a motion of modification of compliance advisory committee, joe 2nd all were in favor.
- d. Plants – proposal to replace remaining hedges along Bentley Drive Joe made the motion to do the John Evans proposal Pam 2nd all were in favor.
- e. Sod request/Hedges Ellyse to get someone to look at getting rid of the concrete in the off-white session

10. Unfinished Business

- a. Board Priorities 2026
 - On -site Inspections
 - o Common Property landscape Plan
 - o DRC Role
 - o Form Compliance Committee
 - Financials
 - Reserves
 - o Usage Control
 - o Review and Implement
 - o Investment Portfolio
 - 2026 Budget
 - o Inservice
 - o New members
 - o Meeting Conduct
 - Community Relations
 - o Committee Structure
 - o Agenda Format
 - o Newsletter

11. Open Forum

- Discussion held regarding walkway alongside the pool. Pam will forward the plat information to assist with possibility determining ownership

12. Adjournment

Joe motion to adjourn Bob 2nd all were in favor at 8:12

ALL OWNERS ARE WELCOME TO ATTEND

Next Meeting February 24, 2026