

The Village at Bentley Park
Board Meeting Minutes 02/24/2026

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| Meeting Location | Ameritech Office |
| Board Members Present | Joe Sproule, Dan Randazzo, and Bob O’Connell |
| Board Member Absent | Pam Easton |
| Ameri-Tech Management Representative | Ellyse Vosselmann Property Manager |
| Meeting Called to Order/Adjourned | 6:00/7:40 PM |
| Next Meeting | March 24 th , 2026 |

- **Call to order:** Meeting was called to order at 6:00 PM. Members present Joe, Dan Bob. Pam absent.
- **Proof of notice:** Notice and Agenda were properly posted on the property bulletin board 48 hours in advance before meeting. All board members and homeowners sent email invitations to attend.
- **Determination of a Quorum:** A quorum has been established with three board members present.
- **Approval of Previous Meeting Minutes:** Motion made by Dan and 2nd by Bob approved previous meeting minutes. Approved by Board members present.
- **Treasurer’s Report:** Treasurer stated that we are 1300.00 dollars over revenue. Spectrum commission income statement is a onetime item. Rebate from Spectrum should be in reserves to be posted a CD for future use. Motion from Dan to place spectrum funds in CD at South Street Bank. Second by Joes. All in favor. Motion passed.

There is a question about the 70,000 that may be a surplus in reserves. Management company checking with Craig to determine where funds were placed. Ellyse to review December financials with Craig.

- **Manager’s Report:** A1 towing has contract there are no updates to the contract. Nothing has changed. There are two homes that will be in foreclosure after 3/9. All documents are with the attorney. There is one home where the owners are making payment to the attorney.

- Not on agenda there is a Lawsuit asking to fix a side of one of the properties carport areas, the incident happened in 2020. Board is to review documents for the lawyers. Association classes will need to be taken for all board members. Contracts to be reviewed by board members and discussed at next meeting for any possible negotiations.

- **President's Report:** Board to look at aesthetics of the Community property to look for possible improvements. President will try to draft a community newsletter to send to homeowners. Looking for new ways to get homeowners involved with the community.

- **Committee Updates:** Board to review all prior violations not corrected and discuss at next meeting for decision on sending to Lawyer for next step. Board trying to set up a fining committee. Management company to contact lawyers to help set up proper paperwork to present to homeowners. Suggestion was made for DRC Amendment change regarding roofline requirements.

- **DRC:** 2471 Bentley Drive -window replacement approved by all board members
 2454 Bentley Drive- roof request approved by all board members
 2574 Bentley Drive -painting request approved by all board members
 2609 Bentley Drive – Lanai/deck proposal Joe made a motion to approve, Dan aye, Bob nay. Motion passed.

- **New Business:** (a). Board to review walking area at 2579 Bentley Drive to determine if blacktop or possible sidewalk could help with the dangerous walking area. Board will review and make recommendations. (b). All trees were taken care of in tree project 2025. Some that may have been missed will be done with the new tree project in 2026. (c). Negotiated contracts discussed above. (d). Community walks Ellyse will provide advance notice of an upcoming date, and it will be posted so anyone can attend.

- **Unfinished Business:** (a). Attorney's Resolution Amendment- currently no action. (b). Concrete removal status- completed. (c). Fence power washing - to be completed tomorrow.

- **Discussion of Upcoming Projects:** \$1,000.00 approval for repairs on carports. Motioned by Bob Second by Dan. All board members approved.

- **Open Forum:** There was a homeowner who asked the Board to look at the home at 2629 Bentley Drive. On the side of the home is mud from the tree that was removed. Board will take a walk to review the area for possible sod or other options.
- **Adjournment:** Motion to adjourn at 7:40 pm by Joe, Dan second. All in favor.