

The Village at Bentley Park
Board Meeting Minutes 03/24/2026

Meeting Location	Pool Cabana Bentley Park
Board Members Present Pam Easton – Via Zoom	Joe Sproule, Dan Randazzo, and Bob O’Connell
Ameri-Tech Management Representative	Ellyse Vosselmann Property Manager
Meeting Called to Order/Adjourned	5:01/7:00 PM
Next Meeting	April 28 th , 2026
Minutes taken by Theresa Robinson	

- **Call to order:** Meeting was called to order at 5:01 PM. Members present Joe, Dan, and Bob. Pam via Zoom.
- **Proof of notice:** Notice and Agenda were properly posted. All board members and homeowners were sent email invitations to attend.
- **Determination of a Quorum:** A quorum was established with three board members present and one via Zoom.
- **Approval of Previous Meeting Minutes:** Motion made by Joe, 2nd by Bob. Approved unanimously.
- **Treasurer’s Report:** The financial report prepared by Ameri-Tech as of February 28, 2026, indicated a surplus and favorable budget position of approximately \$15,000.00. In January Spectrum contract commission of \$3,000.00 was paid and the Village received a Spectrum rebate. This rebate is saved in our reserve account. We plan to convert the rebate into a short-term CD to increase interest income.

In March, the Village experienced a waterline break resulting in an emergency repair on a Sunday. The repair of approximately \$20,000.00 was not in the budget and will be reflected in our upcoming financial statements.

Working with Ameri-Tech, we plan to open short-term CDs for our Reserve account with the objective of increasing our interest income.

Manager's Report: Foreclosure processing has been initiated for the following: 2366, 2435, 2362. Homeowner of 2366 indicated to the attorney that their full balance will be paid. Bob motioned to proceed with foreclosure process if the balance is not paid within the week, Joe 2nd all board members approved motion passed. 2435 - Joe motioned to go to lawyer for foreclosure Dan 2nd. All in Favor. Motion passed. Ellyse will monitor.

The fences were power washed.

Property walk was completed with violations noted. Two Villas 2664 and 2668 having conspicuous and long-standing violations were highlighted. The owners have been notified that the violations must be corrected by the end of the month. If the violations are not resolved by that date, the association will take appropriate legal action in accordance with the HOA covenants.

It was noted that a fining/ compliance committee needs to be established. Ellyse will review with counsel to ensure proper processes are in place to remedy egregious violations. Joe motioned, Dan second. Ellyse will work with counsel regarding the wording. Motion unanimously approved.

Elysse will reach out to asphalt/concrete company for quote to do concrete walkway near 2579 Villa. Needs both HOA Boards approval. Elysse will get estimate for next meeting.

➤ **President's Report:** Newsletter for Board members to review and get back to Joe with any additional information. Town meeting to be held April 21st and May 12 at Cabana at 6:00 PM.

➤ **Committee Updates:**

2518 - Approved

2617 - Approved

2609 - Approved

Joe motion, Bob 2nd with unanimous approval, to amend the architectural form to state that any part of this project that needs to be amended once started must be approved by the DRC committee. The design form will be updated to reflect this requirement.

➤ **New Business:** (A) Fining Committee: The most egregious violations will be forwarded to counsel for clarifications if next steps are to be taken. (B) DRC guidelines and processes: the process is the DRC advises the Property Manager of the decision outcome, who in turn will advise the homeowner. At the Board

meeting, the vote will be ratified. (C) Potable water supply study will be undertaken. This will be a review of our water potable system to locate all pipes which will enable us to shut off water in areas when needed correctly. The whole community at times needs to be shut down for repairs. The review will begin with possible drawings of locations of main turnoff valves. Bob will take the lead on this project.

- **Unfinished Business:** (A) 2629 Villa Joe proposed repair of the turf at a cost estimate to be \$1,325.00. Joe motioned to repair the area using John Evans. Bob 2nd, Dan Aye, Pam Nay. Motion passed. (B) Curb Appeal. Joe to take lead. Amount not to exceed \$5,000.00. Joe made motion Bob 2nd Dan aye. Motion passed. At 6:35 PM Pam Easton excused herself from the meeting.

- **Open Forum:**

Homeowner proposed to remove 2 trees with 3 others to be considered. Homeowner will be required to clean up all tree debris. Bob motioned to allow homeowners to proceed if they have the correct legal guidance and proper insurance. It was mentioned that this is a potential maintenance issue for the HOA, and a potential hazard. Motion by Bob, Dan 2nd Joe nay. Motion passed at 6:47.

- **Adjournment:** Motion to adjourn at 7:00 pm by Joe, Dan second. All in favor.