

The Village at Bentley Park  
Town Hall 04/21/2026

Meeting Location	Pool Cabana Bentley Park
Board Members Present	Joe Sproule, Dan Randazzo, Pam Easton
Town Hall Called to Order/Adjourned	6:00/7:00 PM
Next Town Hall	May 12,2026 6PM
Minutes taken by Theresa Robinson	

**Call to order:** Town Hall Meeting called to order at 6:00 PM. Members present Joe, Dan, and Pam.

**Proof of notice:** Notice properly posted. All board members and homeowners sent email invitations to attend.

Joe Sproule, President, welcomed homeowners in attendance and introduced board members. He presented an overview of board accomplishments for 2025 and priorities for 2026. He noted in general, 2025 was a very successful year and established a strong foundation for 2026. No report was presented.

Dan Randazzo, Treasurer, highlighted the 2026 budget noting that it is available in detail on the village website. Referring to the completion of our reserve study, he stated that surplus funds, including those resulting from a Spectrum rebate, will be invested in short-term CDs. Dan reported that the board has responded to our insurance carrier's request for efforts taken to mitigate risk. In turn, the carrier has responded favorably in hopes of a positive bid for 2027.

Property maintenance and capital improvements were discussed by Pam Easton, Secretary and DRC member, she highlighted the Design and Review Committee's recent efforts, and guidelines for residents' proposals for property restorations. She advised that all pertinent information is on the village website under the Architectural Application Forms Tab. The maintenance of homeowner and common property is a focus of the board this year. Violations of Village property guidelines, which are long-standing and egregious are being addressed and could result in fines.

#### Open Forum

Residents expressed concern regarding the operation of the irrigation system and the status of the reserves available to address future capital and other needs were noted. Joe Sproule made a special note regarding the very important need for additional residents to become involved in community activity including service on the board and standing committees. Meeting adjourned at 7:00PM