

The Village at Bentley Park
Board Meeting Minutes 04/28/2026

Meeting Location	Pool Cabana Benley Park
Board Members Present	Pam Easton , Joe Sproule, Dan Randazzo, and Bob O’Connell
Ameri-Tech Management Representative	Ellyse Vosselmann Property Manager
Meeting Called to Order/Adjourned	6:04/8:08 PM
Next Meeting	May 26 th , 2026

1)Call to order: Meeting was called to order at 6:04 PM. Members present Joe, Dan, and Bob. Pam

2)Proof of notice: Notice and Agenda were properly posted.

3)Determination of a Quorum: A quorum was established with four board members present

4)Approval of Previous Meeting Minutes as amended: Motion made by bob, 2nd by Dan. Approved unanimously.

5)Treasurer’s Report: Dan indicated that there is approximately \$295,000 in cash on the balance sheet. Income is approximately \$5000 in excess revenue over expenses. Dan will follow up with craig on the CD’s that have been requested.

6)Manager Report: Ellyse received 2 quotes for repair of the pavement at 2600 Bentley Drive. The board feels the cost is excessive so Ellyse will review with the companies to repair approximately 20 square feet.

Property walks revealed many violations mostly to rental properties.

Delinquencies: 2427 on payment plan, 2366 payoff letter sent, 2435 sent a file a lien foreclosure, 2362 on payment plan

7)Presidents Report: Trees were done in the pinks. Joe provided a signed document releasing the association from any future issues.

Insurance renewal date is Aug 6 and joe would like Kristen the agent to attend and present at the June 28 meeting

There was a motion to accept the agreement presented by Joe for address 2415, 2411, 2407. Joe made a motion Dan 2nd and all were in favor the motion passes

8)Committee Report, DRC,_None currently

9) New Business

Violations: Ellyse will follow up with the attorney for violation policy.

Pam will revise the DRC document

Motion to approve the application for DRC process and procedures. Bob made the motion, Dan 2nd all were in favor and the motion passes.

Pam nominated Carmen Muniz to be part of the DRC committee, Dan made the motion and joe 2nd and all were in favor and the motion passes.

Motion to map out the sprinklers to exceed \$500. Joe made the motion, Pam 2nd all were in favor and the motion passes. Joe will reach out to the irrigation company.

Table the timeline for the budget

Motion to move up the open public forum to # 5 on the agenda instead of at the end.

10) Unfinished Business:

Potable water. Bob will investigate the possibilities and cost of identification

Ellyse will send the Tree amendment to the board

Ellyse will get another antoher proposal for the pavement(sidewalk) by the villas and pool for repair.

Motion to have Terri take the minutes at the rate of \$75. Joe made a motion, Pam 2nd. Discussion took place. All were in favor and the motion passes.

11) Open Forum: None currently

12) Adjournment: Joe made a motion to adjourn at 8:08. All were in favor.