

The Village at Bentley Park
Board Meeting Minutes 07/28/2026

Meeting Location	Pool Cabana Bentley Park
Board Members Present Randazzo	Joe Sproule, Bob O'Connell, Dan and Pam Easton
Ameri-Tech Management Representative	Ellyse Vosselmann
Meeting Called to Order/Adjourned	5:59/7:51 PM
Next Meeting	August 18 th , 2026
Minutes taken by Ellyse Vosselmann	

- **Call to order:** Meeting was called to order at 5:59 PM. Members present Joe, Dan, Bob and Pam.
- **Proof of notice:** Notice and Agenda were properly posted.
- **Determination of a Quorum:** A quorum was established with four board members present.
- **Approval of Previous Meeting Minutes:** Motion made by Bob, Dan 2nd to approve the minutes from 6/15 and 6/23. All in favor.
- **Treasurer's Report:** The board discussed financial reports showing approximately \$283,000 in the bank with revenue of \$594,000 and expenditure of \$589,000.
- **Amend the agenda to include the spillway for resolution** –Motion made by Bob, Dan 2nd All in favor. The insurance is also being moved up on the agenda
- Insurance presentation by Kristen Recore. New Premium for the year 2026-2027 is \$282,899 down approximately \$100,000. Dan made a motion to accept the insurance proposal by Turner, Pam 2nd, all in favor.
- **Manager's Report:** Reviewed property compliance issues, noting that many violations had been addressed. Several Units still have a few major issues with new violations sent. 1 unit that still needs foreclosure proceedings due to \$6,960 in unpaid fees. Ellyse reported on carport cleaning planned for August 25th,
- **President's Report:** Joe made a motion to accept the audit report for 2025, Dan 2nd all were in favor. Joe would like a separate meeting to discuss contracts for the

upcoming year. Joe made a motion to act on the spillway removing existing hazards and slow down the water and have 'Bob be authorized to accept the proposals if he believes it is reasonable. Dan 2nd and all were in favor. Ellyse has a meeting scheduled Wed Aug 5th with a vendor for a proposal.

➤ **Committee Updates:**

DRC: 2534: paint, 2510: roof Pam made a motion to ratify theses approvals. Bob 2nd all were in favor.

- **Project: 1)** Irrigation Study, a complete outline of the location of irrigation lines has been provided. 2) Potable Water no new information. 3) Plantings, 11 trees to be planted by John Evans. Ellyse will follow up. 4) Carports are being done August 24 and 25. Pam is doing 2 separate flyers for owners to move cars. 5) Display boxes are Complete

- **New Business:** A request for an extension on payments was presented. Pam made a motion to grant the extension, Joe 2nd and all were in favor

- **Unfinished Business:** . 1) We are currently at 22% rentals. Pam made a motion to amend the docs to reflect owners must own a residence for a minimum of one year before renting. The motion failed to receive a second. 3) Joe made a motion to accept the attorney's collection policy and post on the website, Dan 2nd and all were in favor. 4) fining committee is not moving forward

➤ **Conclusion Open Forum:**

- **Adjournment:** Motion to adjourn at 7:51PM pm by Pam, Bob 2nd, All were in favor.