

The Village at Bentley Park Homeowners Association

Board of Directors' Workshop Meeting August 12, 2026

Meeting Location	The Village at Bentley Park Cabana
Board Member Attendees	Joe Sproule, Bob O'Connell, Dan Randazzo and Pam Easton
Quorum Established	Yes
Meeting - Called to Order/Adjourned	11:09 AM / 12:26 PM
Minutes Taken By	Pam Easton

- **CALL TO ORDER** – The meeting was called to order by Joe Sproule at 11:09 AM.
- **QUORUM** – A Quorum has been established with four Board Members being present.
- **PROOF OF NOTICE OF THE MEETING** – Notice and Agenda were properly posted.
- **OPEN FORUM** – nothing to report
- **NEW BUSINESS/DISCUSSION TOPICS** –
 - a) Contractual Agreements
 - Joe indicated that the proposed Ameri-Tech's agreement was provided to Keith Phillips, the President for his review and is planning to arrange for a meeting next week.
 - John Evans agreed to renew the contract at an increase of 3 percent for next year.
 - Irrigation is flat with no changes.
 - The rest is unknown – TruGreen and Solar Sanitation. Joe will check with Ellyse but the rate is essentially set as per the industry standards.
 - The contractual agreements will be provided at the next board meeting.
 - Proposal for modification to the Ameri-Tech Management Agreement was distributed for the Boards review and to provide any further input. It was indicated that it is a complex process to move from one Management company to another and it involves a transition fee and an initiation fee.
 - b) 2027 Budget Priorities
 - A list of the 2026 Priorities guidelines was distributed
 - Joe suggested that we come together and share our thoughts in order to build a consensus. Dan will pull together our individual thoughts and draft up the consensus. Dan will then send it back to the board for any further modifications. The Presentation Timeline for the rough draft needs to be done in time for the 8/25 meeting.
 - Dan will compile an in-depth presentation of the individual thoughts that were shared. In summary - Dan suggested initiatives regarding finances and health and safety opportunities; Bob recommends that in conjunction with where to spend funds and the appropriate level of which the Reserves should be at, the knowledge of the analysis of the Reserves account that was completed should be the number one priority to focus on; Pam suggests that the landscaping of common property should be addressed where needed, address alternatives regarding the replacement of the entryway wall, review possibilities for reducing the monthly assessment; Joe recommends containing expenses and planning on long-term needs as well as short term, have a better understanding of the Reserve

account in order to develop and implement the account including what the goal should be, continue to focus on common property, provide better direct service to residents and their needs and address improvements to the grounds.

➤ **OPEN FORUM** – nothing to report

➤ **ADJOURNMENT** – Pam made motion to adjourn the meeting at 12:26 pm, Bob seconded, All in favor.