

The Village at Bentley Park Homeowners Association

Board of Directors' Meeting Minutes

August 25, 2026

Meeting Location	The Village at Bentley Park Cabana
Board Member Attendees	Joe Sproule, Bob O'Connell, Dan Randazzo and Pam Easton
Board Member Absentees	None
Meeting - Called to Order/Adjourned	6:00 PM / 7:47 PM
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager Absent from 8/25 Meeting
Minutes Prepared By	Joe Sproule and Pam Easton
Next Meeting	September 22, 2026 - 06:00 PM

- **CALL TO ORDER** – The meeting was called to order by Joe Sproule at 6:00 pm.
- **PROOF OF NOTICE OF THE MEETING** – Notice and Agenda were properly posted.
- **QUORUM** – A Quorum has been established with four Board Members being present.
- **MINUTES** – Approve or Waive Reading of Board of Director Meeting Minutes from 7/28, 8/5 and 8/12. Revisions are pending from 7/28. A motion was not taken up, therefore, this will be reviewed at next meeting.
- **OPEN FORUM** – nothing to report.
- **TREASURER'S REPORT** –
 - Dan provided an update referencing Ameri-Tech's reports ending as of 7/31/26 which reflects an approximate cash balance of \$329,000; approximately \$47,000 in Operating and \$283,000 in Reserves. In July, there is approximately a surplus of \$30,000.
 - The CPA highlighted that it is good business to have 3 to 6 months cash available for emergencies.
- **MANAGER'S REPORT** – information communicated via Joe Sproule and Pam Easton
 - There is approximately \$17,000 due from Day 1 of this payment period with 14 late accounts. Of these, there are two delinquency collection accounts at the attorney, one is for foreclosure and one is at delinquent collection status.
 - John Evans will complete landscaping at one unit where the violation has not been cured.
 - A unit should have their hedges trimmed and roof cleaned but it has not yet been reviewed for status.
 - Ellyse removed rental signs and spoke to the owner. She reported that the sign on common property was removed but the owner refused to take the sign out of the window. A violation notice along with our documents has been sent to the homeowner.
 - An email blast was sent to the community regarding garbage and sign regulations.
 - Carports have been cleaned. For future review of the carports, Dan has received a Drone quote of \$175 that would be incorporated into a project.
 - TJ has asked for no more planting as the irrigation cannot keep up with the heat. Further plantings will be held off until sufficient water is available.

- Two paint quotes for the pink carports were provided, one quote with 1 coat or one quote with 1 coat and primer. Motion made by Joe to approve the paint with primer as recommended by Ellyse, Dan 2nd. All in favor.

➤ **PRESIDENT'S REPORT –**

- Contract Agreements: The existing Ameri-Tech contract has been followed for the past years without modification. A meeting has been scheduled for the coming week to meet with Ameri-Tech to discuss proposed edits to the contract. He also reported tentative agreements reached with three other vendors.
- Newsletter: a newsletter will be prepared to highlight accomplishments for the year, development of the 2027 budget and adherence to community standards related to both common and private properties. The newsletter will also include information related to roof replacement. Meetings with roof contractors are scheduled to determine if group discounts can be obtained. A major initiative is to communicate involvement as we are moving into a critical point with Board participation. Three terms are about to expire, and one member has advised of non-renewal.

➤ **COMMITTEE REPORT –**

- a. DRC Updates – 2378: windows, approved; 2359: door, approved; 2534: gutters, approved; Pam made a motion to ratify these approvals. Dan 2nd All were in favor. Carports: Pink carports painting pending.

➤ **PROJECTS –**

- a. Irrigation Study – A document has been provided that shows where water can be turned off. In the coming week, a proposal with a priority list for next year's upgrades will be provided. A meeting will be held this week to determine what should be included in the budget.
- b. Potable Water Supply Study – no new information.
- c. Bentley Drive Plantings – plants and palms have been installed as requested. Some have died as a result of the drought and they will be replaced when weather permits.
- d. Tree Maintenance Phase II – as per Bob, the halfway point has been reached. The Grey, Pink, Green and Gray areas are done. The invoice was received today for \$9,000. The trees along the fence by the school were trimmed and the trees along the fence in the green area were trimmed back so it does not pose a safety hazard. Two hazardous trees were removed. Sufficient funds are available for the second half of the project scheduled to be completed this fall.
- e. Carports/Cleaning – discussed above.
- f. Pink Carport Painting – discussed above.

➤ **NEW BUSINESS/DISCUSSION TOPICS –**

- a. Preliminary Draft of 2027 Budget – the draft was prepared within the context of:
 - 1) ensuring that reserve funds are consistent with our reserve study and CPA guidelines
 - 2) with the goal of avoiding a special assessment
 - 3) with the goal of controlling any increase in monthly fees
 - 4) continuing to provide for the maintenance and enhancements of all properties

All contracts negotiated with increases have been built into the draft. Because of the tree maintenance program and other efforts to mitigate risk along with favorable competitive market conditions, insurance is down \$100,000. Spending will be contained whenever possible. This year, \$7,500 was earned from the Spectrum contract and was placed in Reserves. A meeting will be held with Ameri-Tech for their input on the budget and revisions will be incorporated

on 9/22. The final copy will be discussed on 9/29. In October, the Board adopts the 2027 Budget.

- b. Proposal for Repair to Swale/Spillway – at the Community meeting, the proposal to repair the spillway and swale was agreed upon for approximately \$13,000 with sharing the cost at an estimate of \$6,500 each.
- c. Rental Units-Status – Pam advised that based on compiled data, as of August, there are 32 Rentals with a percentage rate of 22%, up 1% in one month. She also noted that it is common for HOAs in Florida to place a cap or limit on rentals and in some cases a one to two year ownership is expected prior to renting. Additionally, as per the governing lease documents, a homeowner is required to provide a copy of the lease. Out of the 32 rentals, only 13 have been reported. Therefore, Pam suggested that there should be no harm in asking residents if a cap should be put in place. Concerns were expressed that restrictions such as a time limit and capping the number of rentals, may reduce owners' property rights. Further, it was noted that these restrictions may limit owners' options on the use of their property including their ability to sell. Pam made a motion "to ask the residents if a cap should be put in place and if owners must rent for a year prior to renting with the exception of grandfathering in the existing rental properties" This motion did not receive a second and therefore failed. During further discussion, it was stated that the purpose and responsibility of the board is to represent the membership in the best interest of the community. Another discussion occurred regarding the pros and cons of the proposal being made. Pam made "a motion to put forth a draft of the cons to be presented at the next meeting for review and discussion." This motion did not receive a second and therefore failed.
- d. DRC guidelines -re: grids – Pam submitted a recommendation to include Double Hung as well as Single Hung within the Windows section of the guidelines. It was agreed upon to add "Double Hung". The recommendation regarding grids will be addressed at the next meeting.

➤ **UNFINISHED BUSINESS** – nothing to report.

➤ **CONCLUSION OPEN FORUM** – It was not a result of the cleaning, but it was reported that the carport for 2403, 2407 and 2411 is rusted and light can be seen through the holes.

➤ **ADJOURNMENT** – Bob made motion to adjourn the meeting at 7:47 pm, Dan 2nd All were in favor