The Village at Bentley Park Homeowners Association
Board of Directors' Meeting Minutes Sept 30, 2026

Meeting Location	The Village at Bentley Park Cabana
Board Member Attendees	Joe Sproule, Dan Randazzo and Pam Easton
Board Member Absentees	Bob O'Connell
Meeting - Called to Order/Adjourned	6:01 PM / 7:14PM
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager
Minutes Prepared By	Ellyse Vosselmann
Next Meeting	Oct 27, 2026 - 06:00 PM

➢ **CALL TO ORDER –** The meeting was called to order by Joe Sproule at 6:01 pm.

➢ **PROOF OF NOTICE OF THE MEETING –** Notice and Agenda were properly posted.

➢ **QUORUM –** A Quorum has been established with three Board Members being present Joe Sproule, Dan Randazzo, Pam Easton. Absent Bob O'Connell

➢ **MINUTES –** Motion to Waive Reading and approve Board of Director Meeting Minutes from 7/28, 8/5, 8/12 and 8/26. Motion made by Pam Easton and 2nd by Dan Randazzo, all were in favor.

➢ **OPEN FORUM –** nothing to report.

➢ **TREASURER'S REPORT –**

- Dan provided an update referencing Cash on hand approximately $368,000, $73,000 in operating, $297,000 in reserves with an approximate $40,000 surplus

➢ **MANAGER'S REPORT –**

- 2 properties are still at the attorney. Foreclosure of 2435 and a demand letter was sent for payment to new owner.
- Violations for 2600 and 2688 Bentley Dr
- 2353 Bentley Drive landscape was trimmed, and owner will be sent **an** invoice
- Pink carports were painted. Drone for carport tops were completed

➢ **PRESIDENT'S REPORT –**

- **Property needs an appraisal in 2027**
- **2 proposed roofing companies Ellyse will reach out with a letter to those owners with roofs older then 15 years.**

➢ **COMMITTEE REPORT –**

a. Pink carports painting was completed

➢ **PROJECTS –**

a. Irrigation Study – Nothing to report except a meeting scheduled to ask for a master plan
b. Potable Water Supply Study – We have a map of the piping from the county
c. Bentley Drive Plantings – Joe will work with John Evan~~as~~
d. Tree Maintenance Phase II – Joe will meet with vendor Oct
e. Pink Carport Painting – Complete

➢ **NEW BUSINESS/DISCUSSION TOPICS –**

a. Dan reviewed the 2027 budget
b. Ellys**e** will work on getting scribe minute taking up and running
c. Ellyse will work on a report for securing the carports with any repairs that need to be made
d. There was **a** sign discussion with no action taken
e. Roofing discussion covered in presidents report

➢ **UNFINISHED BUSINESS –**

a. No update on the spillway repair
b. Ellyse will send violation letters to owners that did not provide a current lease to the board
c. After discussion, Pam will once again rewrite the guidelines regarding grids for presentation at next meeting.

➢ **CONCLUSION OPEN FORUM –** nothing at this time

➢ **ADJOURNMENT –** Joe made a motion and Pam second adjournment at 7:14PM