

**THE VILLAGE AT BENTLEY PARK  
BOARD OF DIRECTORS' MEETING**

**Topic: Village at Bentley Park Board Meeting**  
**Time: February 24, 2026 2025 6:00 PM**

**Join Zoom Meeting**

<https://zoom.us/j/96670888767?pwd=avo7gIU9x50EuBm1MkQDVm8LdtMvxD.1>

**Dial by your location**

**1 305 224 1968 US**

**Meeting ID: 966 7088 8767**

**Passcode: 132197**

**LOCATION: Ameri-Tech Community Management Office**  
**24701 US Hwy 19 North Suite 102**  
**Clearwater, FL 33763**

1. Call to order
2. Proof of notice of the meeting
3. Determination of a quorum
4. Approve or Waive reading of Board of Director's Meeting Minutes from 1/27/26
5. Treasurer's Report
  - a. 2025 Year-End Financials
  - b. Status of Reserves
  - c. Resolution to convert Spectrum rebate
  - d. Monthly Updates
6. Manager's Report
  - a. Status of A-1 Towing Contract
  - b. Monthly Updates
7. President's Report
  - a. Monthly Updates
8. Committee Reports
  - a. DRC Updates
    - i. 2471 Bentley Drive – window replacement, was approved
    - ii. 2454 Bentley Drive – roof request, was approved
    - iii. 2574 Bentley Drive – painting request, was approved
  - b. DRC Requests
    - i. 2609 Bentley Drive – lanai/deck proposal
9. New Business/Discussion Topics
  - a. Discussion of sidewalk and reviewing plat ownership
  - b. Status of tree maintenance program
  - c. Negotiated 2027 contracts
  - d. Community walk updates
10. Unfinished Business
  - a. Attorney's Resolution Amendment
  - b. Concrete removal status
  - c. Fence power wash status
11. Open Forum
12. Adjournment

**ALL OWNERS ARE WELCOME TO ATTEND**