

THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC. ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

FIRST NOTICE OF ANNUAL MEETING, NOTICE OF ELECTION AND PROCEDURE FOR QUALIFYING FOR THE BOARD

September 25, 2026

Dear Homeowner:

NOTICE IS HEREBY GIVEN, that the Annual Meeting and the Election of Directors for **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.** will be held on **Tuesday, November 17, 2026 at 7:00 p.m. at the Community Pool, 2505 Bentley Park Drive, Palm Harbor, FL 34684.** The Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. Subsequent to the "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" which Notice will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time, and place of the Annual Meeting and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

Not less than **30-days (Sunday, October 18, 2026 by 5:00 p.m.)** prior to the Annual Meeting, you must give written notice, either by mail or in person to the Association of your desire to run for the Board, addressed to the Association's mailing address: **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC., c/o Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19 N, Suite 102, Clearwater, Florida 33763**. The attached, "**NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD**" may be used for that purpose.

You may also attach with your "NOTICE OF INTENT TO BE A CANDIDATE" a one (1) page Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association not less than **30-days (Sunday, October 18, 2026 by 5:00 p.m.)** prior to the annual meeting.

The Information Sheet will be mailed to voting members, with the Second Notice of the Annual Meeting.

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM
Community Association Manager

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates @ www.ameritechcompanies.com)

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I (name) _____ hereby nominate myself as a candidate for election to **The Village at Bentley Park Homeowners' Association, Inc. Board of Directors.**

DATE: _____

UNIT #: _____

SIGNATURE: _____

(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years

RECURRING EDUCATION: Directors must complete the course every 4 years

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

THIS DOCUMENT MUST BE RECEIVED BY THE ASSOCIATION NOT LESS THAN 30-DAYS PRIOR TO THE ANNUAL MEETING, AND THE ONE (1) PAGE INFORMATION SHEET (OPTIONAL) MUST BE RECEIVED BY THE ASSOCIATION NOT LESS THAN 30-DAYS PRIOR TO THE ANNUAL MEETING.

**Return to: THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.
C/O AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US HIGHWAY 19 N SUITE 102
CLEARWATER, FLORIDA 33763**

PILKA ADAMS & REED, P.A.

ATTORNEYS AT LAW

JAMES M. ADAMS
LAURIANE CICCARELLI
DANIEL F. PILKA†
J. SCOTT REED
JESSICA SAIONTZ

†CERTIFIED CIRCUIT CIVIL MEDIATOR

PLEASE REPLY TO: BRANDON ADDRESS
TELEPHONE (813) 653-3800
TELEPHONE (863) 687-0780
FACSIMILE (813) 651-0710
Website: <http://www.pilka.com>

CHRISTINE TRAKAS THORNHILL

OF COUNSEL

Email for Daniel F. Pilka
dpilka@pilka.com

July 29, 2026

Via Email:

Evosselmann@ameritechmail.com

Ellyse Vosselmann, LCAM
Ameri-Tech Property Management, Inc.
24701 U.S. Highway 19 N., Suite 102
Clearwater, FL 33763

Via Email Only: sproulejoe@yahoo.com

Mr. Joseph Sproule, President
2641 Bentley Drive
Palm Harbor, FL 34683

Re: The Village at Bentley Park Homeowners Association, Inc.
Our File No. : 249215.00

Dear Ellyse and Mr. Sproule:

COLLECTION POLICY

In accordance with the instructions I recently received from Ellyse Vosselmann, I have reviewed your governing documents and Florida Statute §720.3085 in order to establish a time frame and strategy for taking actions to collect delinquent and unpaid assessments under your governing documents and Florida Statute §720.3085.

Initial Delinquency

Generally, claims would be considered delinquent under your Declarations of Covenants and Restriction pursuant to Article V, Section 8, if the assessments are not paid within thirty (30) days of the due date. As a result, pursuant to Florida Statute §720.3085, the first reminder letter should be sent out thirty (30) days after the date of the initial assessment. Under this statute, the Association cannot recover attorney fees, costs, late fees or interest if the homeowners pay the assessment within 30 days after receipt of the late notice. The 30-day reminder letter should be sent out by Ameri-Tech.

45 Day Notice of Intent to Lien

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Mr. Joseph Sproule
July 21, 2026
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If payment is not received within thirty (30) days of the date of the Late Notice letter, then the file should be referred to my office or the collection attorney's office for further handling. At this point, if any assessments are not paid before the past due date (30 days after the money was due), then the assessments will be considered delinquent, and pursuant to the Association's current Declarations, interest can be charged on the loan at the rate of 6% per annum. Under your guidelines, there is no entitlement to late fee charges which would otherwise be permitted under Florida Statute §720.3085.

45 Day Notice of Intent to Lien Letter

At this point, pursuant to Florida Statute §720.3085, our firm, if now handling the collections, would send out the Notice of Intent to Lien letter. This letter will be sent out by Certified Mail and regular U.S. Mail.

45 Day Notice of Intent to Foreclose Letter

If payments are not made within forty-five (45) days of the Notice of Intent to Lien letter, or if arrangements are not made for payments to be made within forty-five (45) days of the Notice of Intent to Lien letter, then a lien will be placed on the homeowner's property. Once the lien is recorded, we will then send a forty-five (45) day notice of intent to foreclose letter. This letter will again, be sent by Certified Mail and regular U.S. Mail.

Litigation

If the homeowner does not pay the amount owed within forty-five (45) days of the Notice of Intent to Foreclose letter, or does not make arrangements for payment within those forty-five (45) days, then we will reach out to the Board of Directors and the Property Manager to obtain specific authority to proceed forward with filing a foreclosure action. In conjunction with the foreclosure action, while Pilka Adams & Reed does not charge the Association for legal time expended in prosecuting collection matters, we will need to have the costs of the filing of the lawsuit and service of process fees advanced. Typically this is around \$550.00 per claim. Upon receiving authorization and payment of the filing fees and service of process fees, we will then proceed forward with filing a foreclosure action to collect the unpaid assessments, interest, late fees, attorney fees, and costs.

Collection if Property is Being Rented

Under Florida Statute §720.2085, in addition to pursuing collection actions against the delinquent property owner, if the property is subject to a lease or rental agreement, then the Association has the right to demand all rental payments be issued to your Association by the tenant until the unpaid assessment amount is brought current. If the tenant does not forward

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the payments to the Association, then the Association can proceed forward with eviction actions to the same extent the property owner can.

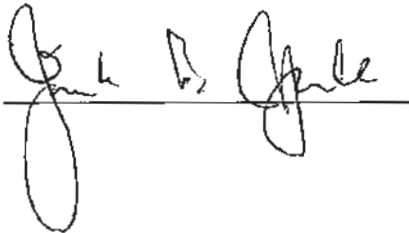
Sincerely yours,

/s/ Daniel F. Pilka

Daniel F. Pilka

DFP/lw

Joe Sproul President

A handwritten signature in black ink, appearing to read "Joe Sproul", is written over a horizontal line. The signature is stylized with a large loop at the end.

July 29, 2029