

**THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MAY 14, 2015**

Call to Order

The meeting was called to order at 6:00 p.m. by Judy Ginnis, the president of The Village at Bentley Park Home Owners Association. Judy Ginnis, president, chaired the meeting. Vickie McCarty, the manager and acting secretary.

Calling of the Roll

The roll was called and Board members in attendance were: Judy Ginnis, Marlene Nachman, Terrie Robinson, Vern English, and Mallorie Renker, a quorum was established. Proof of notice of meeting was established and is part of these minutes.

Reading of Minutes of Previous Meetings

ON MOTION: Duly made by Terrie, seconded by Marlene and carried unanimously.

RESOLVE: To approve the minutes from August 26, 2014, November 4, 2014 and January 6, 2015 Board Meetings.

President's Report

Judith Ginnis gave the President's report.

- Phase 1 – Tree trimming and removal of trees
- Phase 2 – Palm trees were trimmed, carports cleaned, concrete work, grind down trip hazards. The parking lot restriping and new towing signs were scheduled for Phase 2, however, due to the volume of calls addressing the slip hazards in the community, the board decided this takes priority and we may have to push the parking lot and towing signs out until Phase 3.
- Phase 3 –Pressure clean sidewalks and walk ways, we may do this in Phase 2.

Treasurer's Report

Mallorie Renker gave the treasurer's report.

Unfinished Business

Ratify trimming of Palm Trees, it was,

ON MOTION: Duly made by Marlene, seconded by Terrie and carried unanimously.

RESOLVE: To approve the estimate for \$1,985.00 to cut all palms in the community. Ratify Drive Way Maintenance Estimate.

ON MOTION: Duly made by Terrie, seconded by Mallorie and carried unanimously.

RESOLVE: To approve the estimate for \$3,165.00 from Drive Way Maintenance. Ratify Cleaning of Carports.

ON MOTION: Duly made by Marlene, seconded by Vern and carried unanimously.

RESOLVE: To approve the estimate from Omar to clean the carports for \$575.00.

The Village at Bentley Park HOA

May 14, 2015 – Page 2

DRC Approvals

Marlene gave the DRC Report and it was,

ON MOTION: Duly made by Mallorie, seconded by Vern and carried unanimously.

RESOLVE: To approve the DRC approvals as follows:

2442 – Siding

2633 – End Fence Panels

2633 – Landscaping

2579 – Sound Proof Film

2510 – New Roof

2461 – New Roof

2600 – New Roof

New Business

Estimates for Concrete Repair – It was,

ON MOTION: Duly made by Vern, seconded by Terrie and carried unanimously.

RESOLVE: To approve the estimate from Dol-Fan Construction for \$12,999.00 to have the sidewalks repaired/replaced and ground down.

Pressure Washing Sidewalks – It was,

ON MOTION: Duly made by Marlene, seconded by Mallorie and carried unanimously.

RESOLVE: To approve the estimate for Riptide Pressure Cleaning for \$2700.00.

Bulk Mailer to Community – It was,

ON MOTION: Duly made by Marlene, seconded by Terrie and carried unanimously.

RESOLVE: To approve the towing policy for the community and include it the bulk mailer correspondence.

Attendees at Meetings – It was,

ON MOTION: Duly made by Vern, seconded by Marlene and carried unanimously.

RESOLVE: To approve attendees for future meetings, you can attend if you are an owner or the spouse of an owner.

90 Days Delinquent – It was,

ON MOTION: Duly made by Mallorie, seconded by Marlene and carried unanimously.

RESOLVE: To revoke voting rights of members that are 90 days delinquent on dues to the HOA.

Open Discussion

To include in the bulk mailer the appointment of Pat Riccio to the DRC Committee.

To ask for email addresses from members, this is a cost effective way to communicate to everyone. To include enforcement of the towing policy in the bulk mailer.

To include enforcement of attendees at meetings in the bulk mailer.

To include anyone 90 days delinquent will have voting rights revoked.

The Village at Bentley Park HOA

May 14, 2015 – Page 3

Adjournment

With no further business to come before the board it was,

ON MOTION: Duly made by Mallorie, seconded by Marlene and carried unanimously.

RESOLVE: To adjourn the meeting at 6:40 pm.

Respectfully submitted by,
Vickie McCarty, Association Manager

Approved by,
Judy Ginnis, President
