

**THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
JANUARY 27, 2016**

Call to Order

The meeting was called to order at 10:00 a.m. by Judy Ginnis, the president of The Village at Bentley Park Home Owners Association. Judith 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, Seless Emmanuels, and Pat Riccio. Mallorie Renker was absent, 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 Marlene, seconded by Pat and carried unanimously.

RESOLVE: To approve the minutes from December 17, 2015 Board Meeting.

Unfinished Business

Crimmins

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

RESOLVE: To approve the removal of debris from the outside of 2369 Bentley Drive, Palm Harbor, FL 34684.

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
