

The Village of Bentley Park Home Owners Association, Inc.
Board Meeting
August 24, 2017

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, August 24, 2017 at the Pool Cabana of Bentley Park.

The Meeting was called to order at 5:58 PM.

Certification of a Quorum: Directors present were John Siamas, Bill Gopsill, Marlene Nachman and Seless Emanuels. Jean Strickland was absent. A quorum was established. James Manfred was present for Management and Associates.

Minutes from July:

Jim made a motion to accept the minutes and Seless seconded the motion. The motion passed unanimously.

Treasurer's Report:

John read the July balances and mentioned that the Board must work on building up the Reserves numbers. **The Board wanted to re-allocate \$40,000 in the budget from 7110-000 (Insurance-General) to account 8210-004 (Grounds-Trees).*

Collection Status:

Only 2396 Bentley Drive remains in lien status. All others owe one month or less.

UNFINISHED BUSINESS:

2586 Bentley Drive:

The Board studied the situation and the unit can remain as painted.

Palm Tree Trimming:

Trees were trimmed and stumps of the 4 cut down have been ground.

NEW BUSINESS:

Sewer collapse:

The Board looked at two proposals the first was to fix on the collapsed sewer between unit 2439 and 2437. The second would fix the entire line between 2439 and 2427 which would include 4 other spots were other tree roots and impeding the flow of the sewer. Bill made the motion to accept the 2nd proposal (\$5250) and Marlene seconded this proposal. It passed unanimously.

Duke Energy Presentation:

Duke Energy wants to work with you to help you benefit from lower energy costs and enhanced comfort of your home. We offer a free assessment to determine if you would qualify for no and low-cost improvements such as:

- A/C duct system sealed with mastic for a leak free system, which is completed by a qualified contractor pre-approved by Duke Energy. Duke Energy's rebate is up to \$150 per system. Provided there are no major repairs, this cost typically covers the entire cost! **So, there is no out-of-pocket cost to you!**
- Insulation upgrade from ≤R-19 (6-8") to R-38 (approx 12"). Duke Energy pays 19 cents per sq. ft. up to \$200.00. The insulation contractor performs all necessary

work and applies your rebate directly to their invoice. No paperwork for you to fill out and no waiting to get your money back.

- \$150 rebate for replacing a straight cool A/C system to 14 SEER/8.2 HSPF heat pump systems.

Water Restrictions:

The Board was provided with the current Pinellas County Water Restrictions.

Violation at 2526 Bentley Drive:

The unit has one unpainted board at the base of the exterior wall. Will be sent a violation.

2382 Bentley Drive:

The board approved the installation of a solar tube skylight.

Committees:

The Board discussed the need for ad-hoc committee to assist with the formulation of Proposal specifications, community plans and rule changes.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 7:45 PM. Motion by John, Second by Marlene it passed unanimously.

NEXT MEETING WILL BE THURSDAY, SEPTEMBER 21 AT 6:00 P.M.

Submitted by:

Accepted by:

James Manfred, M & A

John Siamas, President