

**The Village of Bentley Park Home Owners Association, Inc.**  
**Board Meeting**  
**July 20, 2017**

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, July 20, 2017 at the Pool Cabana at Bentley Park.

The Meeting was called to order at 6:04 PM.

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

**Minutes from June:**

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

**Treasurer's Report:**

John read the June balances and asked M&A to explain how/why account 8210-001 (Grounds-Lawn Service) is receiving monthly payments of \$4,306.25 (for a 12-month total of \$51,675) when the yearly contract amount is for \$43,200, monthly amount of \$3,600. This was from May what needs to be done is to contact Pro-Line as why contract amount and payment amount are not matching. This other item from May was explained that to reallocate funds a full membership meeting must be called versus just making a note on the monthly financials. This item was tabled since a lower insurance bill will lead to yet more savings. The Board wanted to re-allocate \$40,000 in the budget from 7110-000 (Insurance-General) to account 8210-004 (Grounds-Trees).

**Collection Status:**

The motion was made by Bill to move forward with the lien on 2518 Bentley Drive. John seconded the motion and it passed unanimously.

**UNFINISHED BUSINESS:**

**2383 Bentley Drive:**

Tabled

**Accounting update on transfer of funds:**

Tabled

**NEW BUSINESS:**

**Guest Parking Spaces:**

The Board will look and get prices on POSSIBLY creating more parking spaces on the property.

**Towing Service:**

Management and Associates asked to provide current contract or new contract from A-1 Towing.

**2423 request for reimbursement of tree roots:**

The Board stands by its denial of reimbursement. Tree is on owners and per Article 9 Section 2 (a) of the Declaration (Exterior Maintenance Responsibility of Owner) the Association has no responsibility for this issue.

**Foundation Damage at 2620 Bentley Drive:**

The owners asked to provide insurance claim/denial and contractor to provide more detail on breakdown of individual repair costs.

**Fence at Boarder of the Association:**

Management & Associates plat plans and the verbal information that the North and West fences are Bentley Community property. The South fence does belong to the Village.

**Insurance Coverage for 2017-2018:**

The Board motioned to approve ACIC proposal of:

Hurricane Deductible 3%

Sinkhole Deductible 3%

All Other Peril Deductible \$1,000

Total Premium= **\$91,260.02**

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

**High Trim Palm Tree Trimming:**

Jim made a motion to accept High Trims full proposal and Marlene seconded the motion. The motion passed unanimously.

Trim 41 Queen Palms, 9 Washingtonian palms and 1 Fan palm	\$2,795.00
Remove 1 Washingtonian palm in back of 2354	\$200.00
Remove 1 Washingtonian palm at side of 2438	\$200.00
Remove 1 Queen Palm in back of 2375	\$125.00
Remove 1 Queen Palm in back of 2449	\$100.00
Stump grind 4 stumps	\$300.00

**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, AUGUST 24 AT 6:00 P.M.

Submitted by:

Accepted by:

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James Manfred, M & A

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John Siamas, President