

The Village of Bentley Park Home Owners Association, Inc.
Board Meeting
June 22, 2017

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, June 22, 2017 at the Pool Cabana at Bentley Park.

The Meeting was called to order at 6:00 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 May:

With a change in title from ARC to DRC Bill made a motion to accept the minutes and Seless seconded the motion. The motion passed unanimously.

Treasurer's Report:

John read the May 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 seems as if we are overpaying by \$706.25 each month. James was tasked with providing answers for this. Additionally, the Board wants 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 2574 Bentley Drive and not grant a waiver of fees and late charges. John seconded the motion and it passed unanimously.

UNFINISHED BUSINESS:

Inspections:

The Board moved to have James inform all units listed in the inspection report (2637, 2474, 2355, 2600, 2720, & 2567) be sent friendly notes letting them know about their very minor damage along with the pictures. 2495 will be sent a violation letter along with the picture regarding the removal of items from their front stoop/porch. Motion made by John seconded by Bill it passed unanimously.

Dog issue at 2688:

Since there was neither actual evidence nor an eyewitness a restatement of the Loose Dog Procedures will be sent to the person who called in the complaint.

NEW BUSINESS:

Palm Tree Trimming:

The Board moved to accept Proline's Palm Tree proposal of \$1900. Seless made the motion John seconded it and it passed unanimously.

Armadillo Issue:

Board will have the palm under which the armadillos live trimmed or removed which may solve the problem.

Tree Removal issue at 2724:

John made the motion and Seless seconded it to pay for 25% of the removal of the tree that is affecting the roofs at 2724 and 2728. The motion passed unanimously.

Fence work at 2660:

The owners asked for a delay with the fence due to rain slowing or stopping the painting. John made a motion to impose a fine of \$100 per day up to a total of \$1000 for the continual delay in finishing the fence and then planting bushes as was agreed to when the fence was installed about 1 year ago. Bill seconded the motion and it passed unanimously. Management and Associates will be told when a fining committee is created and then a letter will be sent to the owners giving them 14 days notice when they can plead their case for not being fined to the fining committee. See Appendix

Fence at Boarder of the Association:

Management & Associates has been tasked with providing proof (survey or other official documents showing who owns the fence on the West side of the community, South side of the community and North side of the community.

Drainage issue between 2637 and 2633:

This issue was solved by the homeowners.

2883 Bentley Drive repair:

Pictures proposal was presented that construction of the units shower stall was faulty and incorrectly built. Bill made a motion and John seconded it to pay \$550 towards the repair of drywall and cement board correcting the problem. The motion passed unanimously.

Audience Questions:

The Board fielded questions.

The question of how to communicate to the homeowners about community wide issues (such as the water shut-off on Thursday the 15th). The Board explained that emails can be used but only after permission form has been signed and sent to the Association giving permission to use email. Until that day, posting notices on the carports will have to do.

Homeowners brought up how there is only dirt behind units along the west side of the property. The Board agreed to have Aquascape and Proline look into the issue and give them some answers regarding the lack of grass in those areas.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 7:30 PM. Motion by John, Second by Marlene it passed unanimously.

NEXT MEETING WILL BE THURSDAY, JULY 27 AT 6:00 P.M.

Submitted by:

Accepted by:

James Manfred, M & A

John Siamas, President

APPENDIX

720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.—

(1) Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, this chapter, the governing documents of the community, and the rules of the association. Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions may be brought by the association or by any member against:

- (a) The association;
- (b) A member;
- (c) Any director or officer of an association who willfully and knowingly fails to comply with these provisions; and
- (d) Any tenants, guests, or invitees occupying a parcel or using the common areas.

(2) The association may levy reasonable fines. A fine may not exceed \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association unless otherwise provided in the governing documents. A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents. A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the nonprevailing party as determined by the court.

(b) A fine or suspension may not be imposed by the board of administration without at least 14 days' notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the board of administration imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.