

The Village of Bentley Park Home Owners Association, Inc.
Board Meeting
November 16, 2017

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, November 16, 2017 at the Pool Cabana of 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 was absent. A quorum was established. James Manfred was present for Management and Associates.

Minutes from October:

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

Treasurer's Report:

John read the September balances: \$150,085.57 in Operating and \$50,513.40 in Reserves. John also questioned why \$9020.11 was spent on insurance in September. M&A will provide invoices.

Collection Status:

A new format was provide showing how long each non-payment has been outstand and what type of non-payment it is (late fee, Not Sufficient Funds, Monthly dues, etc.) 2396 Bentley Drive and 2688 are in lien status. Bill made a motion to start the foreclosure procedure for 2534 Bentley Drive, Seless seconded the motion and it passed unanimously.

Violations:

2583 was sent a violation to repair soffits Not done

2621 was sent a violation to remove a tree in the gutter Done

2660 was sent a violation for not planting hedges around their fence Done

2430 was sent a violation to clean their roof Not Done

2345 was sent a violation about parking a commercial vehicle in their parking spot Stopped

2575 was sent a violation to repair or replace trim damage Not Done

2586 was sent a violation to paint the trim around their entryway window Done

UNFINISHED BUSINESS:

2423 Bentley Drive tree roots:

The sewer repair completed and 3 crepe myrtles were planted to comply with the permit.

Sod replacement is \$2050 motion made by Bill seconded by John passed unanimously.

IRMA Damage:

Clean-up finally completed. Insurance claims still in process.

NEW BUSINESS:

2471 requests reimbursement for sewer and tree costs:

The Board voted on a motion made to John and seconded by Seless to have 2471 homeowner to provide proof the declaration was violated with 2423 sewer and tree work.

2660 Slab repair reimbursement:

James provided emails but homeowner did not come to meeting to present his case.

Inspection times:

John announced that inspections will take place every quarter.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 7:50 PM. Motion by Bill, Second by John it passed unanimously.

NEXT MEETING WILL BE THURSDAY, December 14 AT 6:00 P.M.

Submitted by:

Accepted by:

James Manfred, M & A

John Siamas, President