

**The Village of Bentley Park Home Owners Association, Inc.**  
**Board Meeting**  
**October 19, 2017**

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, October 19, 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 August:**

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.) Only 2396 Bentley Drive is in lien status. Bill made a motion to start the foreclosure procedure for 2688 Bentley Drive, Seless seconded the motion and it passed unanimously.

**Violations:**

2583 was sent a violation to repair soffits

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

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

2430 was sent a violation to clean their roof

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

2575 was sent a violation to repair or replace trim damage

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

**UNFINISHED BUSINESS:**

**2423 Bentley Drive tree roots:**

The sewer repair is progressing slowly due to the County Inspectors. The permit was issued on 20 October to remove the 3 oak trees that damaged the sewer.

**NEW BUSINESS:**

**IRMA Damage:**

The Board hired a trash company to remove the debris in the parking areas. The job was pathetic and advised M&A not to pay the bill.

**BUDGET for 2018:**

The Board voted on a motion made to Bill and seconded by Seless to mail out a proposed budget with a monthly fee of \$250 per unit. The motion passed unanimously.

James is to provide the cost of at least two signs that post the county dog clean-up ordinance and the potential fine associated with not cleaning-up after ones dog.

**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, November 16 AT 6:00 P.M.

Submitted by:

Accepted by:

\_\_\_\_\_  
James Manfred, M & A

\_\_\_\_\_  
John Siamas, President