

The Village of Bentley Park Home Owners Association, Inc.
Board Meeting
September 21, 2017

The Board Meeting for the Board of Directors of The Village of Bentley Park Home Owners Association, Inc. was held on Thursday, September 21, 2017 at the Pool Cabana of Bentley Park.

The Meeting was called to order at 5:57 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 August:

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

Treasurer's Report:

John read the August balances. **The Board wanted to re-allocate \$40,000 in the budget from 7110-000 (Insurance-General) to account 8210-004 (Grounds-Trees). This is noted monthly to explain the anomaly in the budget where one item Insurance was over budgeted and Tree were under budgeted. An attempt to legally correct this would entail a totally new Membership Budget Meeting and all the cost that doing this would entail.*

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 remains in lien status. All others owe one month or less.

UNFINISHED BUSINESS:

2423 Bentley Drive tree roots:

The sewer repair is progressing slowly due to the County Inspectors. The Board will also vote on removing all three trees that have caused the sewer damage.

NEW BUSINESS:

Foundation damage at 2620 Bentley Drive:

The Board voted to not pay for the repair of a pipe leak in the slab. Motion made by Seless and seconded by Bill. It passed unanimously.

Shingle loss at 2394:

The Board was shown that the Insurance Company for the Association was notified and an inspector will contact James the Association Manager when they are coming to inspect the damage.

Lawncare Contract:

The Board was not provided with a current contract (signed in 2015) nor do the minutes in 2015 indicated that a new contract (prior contract was signed in 2014) was ever signed. Management & Associates must provide answers regarding a 2015 contract that shows an increase of \$700 per month.

Insurance Evaluation of the property:

The state of Florida made it law that every 3 years a condominium must have a new insurance evaluation so as they are not under insured during a loss. However, there is no such article in the statute that governs Home Owner Associations. The Village of Bentley Park is a Home Owners Association and based on that fact the board did not agree to pay \$1350 for an insurance evaluation in 2017.

2382 Bentley Drive:

The board approved the installation of a solar tube skylight.

Upper well pump:

Bill made the motion and Marlene seconded it regarding replacing the failed pump at the upper well. James is also to ask the community to provide some monetary support since this well is also used to irrigate community owned areas. The motion passed unanimously. **After the community became involved they took charge. First the control panel was replaced costing the Village \$409.50, then it was determined to be the pump and the Village paid an additional \$2812.60 toward the pump.**

Other Items:

The Board wants Proline Landcare to offer a solution to a weed that is growing rapidly in the Green townhomes and appears to be out of control.

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 7:05 PM. Motion by Bill, Second by John it passed unanimously.

NEXT MEETING WILL BE THURSDAY, OCTOBER 19 AT 6:00 P.M.

Submitted by:

Accepted by:

James Manfred, M & A

John Siamas, President