

The Village of Bentley Park
Board Meeting Minutes July 26th, 2021

Meeting called to order @ 6:15PM –

Proof of Notice: Posted on bulletin board on July 22nd, 2021

Determination of a quorum – Yes

Board Members in attendance – Angelo, Pat, Mike, Tommy, John

Board Members absent – None

Homeowner's present – See sign in sheet (17 h.o.'s)

Reading of previous minutes – Yes – Motion made by Mike to approve, Pat second and all other members present approved. Motion carried.

Treasurers Report – As of July 26thth, 2021

General Acct – \$89,554.85, MMA Acct \$120 276.32, Total - \$209,831.17

New Business –

Chris from PCS insurance company present to discuss our HOA renewal policy. Open forum in which many questions were asked by h.o.'s and board members. Our insurance renewal has gone up \$20,000 from the prior year. After the presentation, a motion was made to approve renewal by Mike. John second and all members approved. Motion carried.

DRC request from 2374 Bentley Dr. for to put a new cement patio in their back yard. Request was submitted in writing with diagram and sent to Jenny. Mike made motion to approve. Pat second and all other board members approved. Motion carried.

DRC request from 2361 Bentley Dr. - Request to put in a Generac Generator. Original request was to put in a propane tank behind/side of the unit to operate it if needed. Board members said no to a propane tank but would be ok if an underground gas line was to be put in. Community does have a gas line for the pool and spa so Jenny will find out if this can be done.

2442 Bentley Dr.- Fix pipeline due to backups at this unit. Dunedin Plumbing gave quote of \$4,000. Original estimate was \$6,700 which would have included two additional units. The two other units did not want to remove the trees which is needed to complete the work and said they have had no backup issues. Should additional work be needed, it would be the homeowner's responsibility to remove the trees, but the pipeline repair would be the associations responsibility. Mike made motion to approve, John second and all other members approved. Motion carried.

Discussion was had re: doing homeowners bushes/hedges. Previous lawn company did both community and homeowner's hedges. Under the new lawn contract it is only community hedges. Our documents do not require the association to maintain homeowner's hedges. This issue to be discussed at at our next budget meeting as an additional quote would be needed from the vendor. In addition, our documents may have to be amended and additional hoa fees will need to be assessed.

Discussion was had re: new internet service. Cost would be \$59.50 per unit. This would be an additional \$25.84 per unit. However, it would save on homeowner's personal tv/internet service an average of \$50 a month. Jenny to contact our attorney to see if this can be done by Board authority alone.

Jenny reported that two homeowners are behind in their hoa dues. She asked for approval to send to attorney. Mike made motion to send to attorney for a Pre-lien letter only. Pat second and all other members approved.

Discussion re: new Village sign. Issue to be discussed at next board meeting.

Meeting adjourned @ 7:42PM