

The Village of Bentley Park  
Board Meeting Minutes May 12th, 2021

Meeting called to order @ 7:03PM – (Zoom Meeting)

Proof of Notice: Posted on bulletin board on May 9th, 2021

Determination of a quorum – Yes

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

Board Members absent – None

Homeowner's present – Vernon, Mary, Terry, Bridget & Mary, Harvey, Seless, Maria, Holly, Wendy, Judy and Fremont.

Reading of previous minutes – Yes – Approved by all board members present.

**Treasurers Report** – As of April 30<sup>th</sup>, 2021

General Acct – \$103,977.46, MMA Acct \$122,474.14 , Total - \$226,451.60

**Manager's Report**

Jenny advised of 4 h.o. accounts that are in arrears – Request was made to send to attorney. Mike made motion, John second and all other members approved.

DRC request from 2418 Bentley Drive for new landscaping. H.O. provided diagram. Mike made motion to approve. Pat second and all board members present approved. Motion carried.

Jenny brought up the issue of our lien subordination clause in our documents. She will contact attorney for proper wording and it will be discussed at next meeting.

## **Unfinished Business –**

Exterior Wall update was discussed. Work currently in progress and tree issue along Alderman Rd has been resolved by Mike and the homeowner.

Discussion was had re: plumbing issues @ 2442 – 2450 Bentley Drive. Dunedin Plumbing says, trees need to be removed for them to fix drainage line. Craig who had plumbing issues removed his, Tony says he is having no plumbing issues and Marie sent us a letter stating the same and that she does not want the tree removed. Mike to contact Dunedin plumbing to get full details and will advise.

Discussion Re: 2477 Bentley Drive – Fence will be moved to rear of unit on Monday. In addition, other violations have not been corrected. Mike made motion to send to attorney for further action. Pat second and all other board members approved. Motion carried. Jenny to contact attorney.

## **New Business**

Discussion re: 2 fire hydrant replacement – Jenny rec'd 2 quotes, least expensive was Rye-Barker Fire & Safety, LLC @ \$12,880.00. Pat made motion to approve, Tommy second and all other members approved. Motion carried.

Discussion was had re: 2418 Bentley re: lease. The lease shows a six month term but after that on a month-to-month basis. Mike brought up the issue of our new leasing document which only allows six month terms. Mike to contact atty to see if the month to month is allowed after the six months.

Discussion re: Pro Line Lawn Care. Notice previously sent to Pro Line re: poor maintenance of the property. Quotes were gotten by Jenny for possible replacement and sent to all Board Members. Mike advised members that John Evans had the better proposal due to cost and work to be performed. Mike made motion to use John Evans. John, Tommy, Pat and Angelo approved. Mike abstained from voting. Motion Carried. Mike to draft letter to H.O.'s.

Jenny asked to change next meeting date from July 27<sup>th</sup> to the 26<sup>th</sup>. Approved.

Meeting adjourned @ 8:42PM