

The Village @ Bentley Park HOA
Directors Meeting November 3thd, 2022

Directors Meeting called to Order @ 6:35 PM

Proper Notice of meeting – Mailed to h.o.'s and posted on board

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

Board Members absent – John

Homeowners present – See sign in sheet

Ameri- Tech Rep. – Jenny Kidd

Determination of a quorum – Yes

Reading of previous minutes – Yes. Motion by Mike to approve. All members present approved. Motion Carried.

Treasure's Report- - \$48,652.06 on operating account and \$90,157.56 in reserves
Delinquencies - 2366 Bentley sent to atty. 2398 Bentley- additional info needed.

President Report - N/A

DRC Requests -

2461 Bentley – Install new white acrylic windows in lanai, install 3” composite roof, replace sliding doors with impact sliders. All vendor paperwork submitted. Mike made motion to approve. All members present approved.

2394 Bentley – Replacement of windows using hurricane windows, white in color. Mike made motion to approve. All member present approved. Motion carried.

2398 Bentley- Request to put a patio in rear yard using pavers. H.O. already installed it over a year ago without board approval. Request denied as it was placed on community property. Jenny to contact h.o.

Old Business -

Warner tree service completed the trimming of palm trees and removed a tree along the fence at Bentley Drive and a tree in the pink villas next to fire hydrant.

Fence between the Village and Bentley Estates has not yet been cleaned by H2O. Jenny to contact vendor.

New Business -

Board positions – All board positions to remain the same for 2023. Mike Hurlburt Sr, President, Pat Riccio, Vice President, Angelo Gonzalez, Secretary, Thomas Mattingly and John Cortner, Members.

Jenny provided an estimate from H2O to pressure clean carports. Mike wants a quote to clean the entire carport both top and under roof. Jenny to get another quote.

Jenny provided an estimate from “All about Water Irrigation & Wells, LLC.” for the replacement of a new pump that is needed as existing pump failed. Cost to replace pump and motor, etc. is \$8,500. Mike made motion to approve, and all members present approved. Motion carried.

Discussion was had with h.o.’s regarding future projects in the village due to minimum budget increase in dues. H.O’s were assured we will continue doing all we can and not let projects needed to be ignored. If needed, a future assessment may be needed but every effort will be made to avoid it.

Jenny still working on tree determination of h.o.’s vs community trees. She is about 60% done. This will determine who is responsible for trimming and other issues pertaining to them.

Meeting adjourned - 7:30 PM