

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes October 24, 2023

Meeting Location	Ameri-Tech Community Management Office
Board Member Attendees	Yvonne Gopsill, Pat Riccio, Tom Mattingly and Angelo Gonzalez
Board Member Absentees	John Cortner
Management Representative	Jenny Kidd, Ameri-Tech
Meeting - Called to Order/Adjourned	6:00 PM / 7:24 PM
Minutes Prepared By	J. Kidd
Next Meeting	November 7, 2023 at 6:00 PM

➤ **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 6:00 PM.

➤ **LAST MEETING MINUTES** – Yvonne made a **MOTION** to approve and waive the reading of the September minutes. All were in favor.

➤ **TREASURER’S REPORT** – Reported three accounts at the attorney. The operating account has \$26,333.03. The reserve account has \$61,619.40.

➤ **PRESIDENT’S REPORT**

- a. The board has now made meetings are now available via Zoom.
- b. The BPCA has provided high speed internet at the cabana so that the residents can access the internet for Zoom meetings.
- c. The insurance agent has attended meetings to explain the insurance market and the insurance liability for the community.
- d. The board has had the documents updated from the developer language from 40 years ago and the board is working on additional updates.
- e. The palm trees have been trimmed in the community.
- f. The board found a company, Lakeside, that was willing to give a discount on surveys for the community and has provided the community that information.
- g. The board found a company, Complete Services Plumbing, that was willing to give a discount on unit shut off valves for the community and has provided the community that information.
- h. The board found a company, H2O Pressure Washing, that was willing to give a discount on roof cleaning for the community and has provided the community that information.
- i. The board fired the lawn pest company due to poor performance and has contracted with a new lawn pest company.
- j. The board fired the previous expensive irrigation company and contracted with a new company.
- k. The community’s irrigaton system now has flowmatic anti-cycling valves installed.
- l. Signs for No Trespassing, Deed Restricted, No Soliciting have been installed at the advice of the attorney.
- m. Sidewalk Repair has begun throughout the community. The worst areas will be repaired first.
- n. The board has evaluated all of the services the vendors on the community provide.
- o. The board has installed a DRC committee and a compliance committee.

➤ **MANAGER'S REPORT**

- a. Proposals for garbage removal came in and all were more than the current provider.
- b. Working on proposals on financial audit.
- c. There were four proposals sent to the board for review for community pest control.
- d. There was a proposal presented to the board for the carport gutter cleaning. The board wants to hold off until after the leaves have fallen.

➤ **UNFINISHED BUSINESS**

- a. Pest Control
 - a. Yvonne made a **MOTION** to approve the Tru Green proposal.
- b. 2024 Budget
 - a. There was a discussion regarding the proposed budget.
 - b. The board discussed how the insurance for the community should be handled, but the association would need to make changes to the association documents.

➤ **NEW BUSINESS**

- a. Architectural Request
 - a. 2641 Bentley – Removal of windows
 - b. 2594 Bentley – Screen Room
 - c. 2499 Bentley – New water treatment system
 - d. 2473 Bentley – Replace Existing Gutters

OPEN FORUM

- a. There was a mention of the mailboxes needing to be cleaned.
- b. There was a mention of starting to have court captains.

➤ **ADJOURNMENT**

Yvonne made a motion to adjourn the meeting at 7:24 PM.