

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes August 22, 2023

Meeting Location	Ameri-Tech Community Management Office
Board Member Attendees	Yvonne Gopsill, Pat Riccio, and Angelo Gonzalez
Board Member Absentees	Tom Mattingly and John Cortner
Management Representative	Jenny Kidd, Ameri-Tech
Meeting - Called to Order/Adjourned	8:27 PM / 8:50 PM
Minutes Prepared By	J. Kidd
Next Meeting	September 26, 2023 at 6:00 PM

- **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 8:27 PM.
- **LAST MEETING MINUTES** – Pat made a **MOTION** to approve and waive the reading of the July meeting minutes. All were in favor.
- **TREASURER’S REPORT** – As of July 31, 2023 The Village at Bentley Park has \$43,865.20 in the operating account and \$59,421.22 in the reserve account.
- **COMMUNITY MANAGEMENT REPORT** - Reviewed the delinquencies and activities for the month.
- **PRESIDENT’S REPORT** – All items to be discussed on the agenda.
- **UNFINISHED BUSINESS**
 - a. Community Shut Off Valves
The board approved Complete Plumbing Services to come into the community and provide a bulk rate for shut off valves.
 - b. Dryer Vent Cleaning
The board approved Dry Solutions to come into the community and provide a bulk rate for dryer vent cleaning.
 - c. No Trespassing Signs
The board approved the purchase of No Trespassing signs from Fast Signs.
- **NEW BUSINESS**
 - a. Pest Control/Fertilization
 - a. The board is still looking for additional proposals
 - b. Tree Trimming –
 - a. The board agreed to have the proposal for Proper Cuts for palm trimming for a cost of \$2,700.00.
 - c. Electrical Proposal – Tabeled
 - d. Architectural Request –
 - a. 2439 Bentley Drive – Change to landscaping to include temporary edging in the same space where bushes are currently planted approved.

- b. 2430 Bentley Drive – Add a water softner approved with the condition it will be covered by a small fence.
- c. 2438 Bentley Drive – Request to change patio area. The board needs to review before approval.

OPEN FORUM

Pat would said that TJ from Infinite presented a way to regulate the pressure in the pumps. It was decided that the south pump would have the cycle stop valve installed for a cost of \$1390.00 and would have a 70/30 split with the Bentley Park Community.

There were requests from homeowners to adjust the time of the sprinklers coming on. The irrigation company will be asked if those times can be moved.

Yvonne called the county about mosquitos and they have been out to trat.

Angelo requested that a way to control the animals digging under the patios be obtained.

► ADJOURNMENT

Yvonne made a motion to adjourn the meeting at 8:50 PM.