

# The Village at Bentley Park Homeowners Association

## HOA Board Meeting Minutes July 25, 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 / 8:42 PM
Minutes Prepared By	J. Kidd
Next Meeting	August 22, 2023 at 6:00 PM

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

➤ **ASSOCIATION ATTORNEY** – Aaron Silberman, the association attorney, discussed some of the upcoming changes coming to the community. The board going to be putting a vote to the community to change the By-Laws and the Articles of Incorporation to only allow homeowners to serve on the board. Another change that is being introduced is that meetings can be held exclusively electronically. Aaron went over the process for the changes to the documents. Aaron also discussed future changes to the documents to clarify unit maintenance and unit insurance.

There was a question asked about who has the right to use the common properties when a unit in the community is rented. If a unit is rented, the owner loses their rights to use the common areas when a unit is rented. Only the renter has rights to the common area.

➤ **ASSOCIATION INSURANCE AGENT** – The insurance agent, Chris Goolsby was present to discuss the upcoming insurance renewal. Chris went over the overall challenges of insuring in the state of Florida that have increased insurance costs. Chris discussed the challenges to get Citizen’s to insure the property. Primarily, all roofs would need to meet the Citizen’s guidelines of being 15 years old or newer. Chris also discussed the gaps and overlaps of coverages due to the current way the association documents read.

The renewal for all lines of insurance is \$305,908.04 including wind coverage for the carports. The budget for insurance for this year was \$223,580.00. Due to this increase, the association will need to special assess. It was determined that the assessment would be sent out to the community and be voted upon at the next board meeting.

➤ **LAST MEETING MINUTES** – Pat made a **MOTION** to approve and waive the reading of the May 23<sup>rd</sup> and June 25<sup>th</sup> meeting minutes. All were in favor.

➤ **TREASURER’S REPORT** – As of June 30, 2023 The Village at Bentley Park has \$32,428.64 in the operating account and \$58,319.33 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. Open Issues – Nothing at this time.

► **NEW BUSINESS**

- a. Architectural Requests

- a. 2443 Bentley Drive – Installation of landscaping, approved.
- b. 2359 Bentley Drive – Window installation, approved.
- c. 2373 Bentley Drive – Roof replacement, approved.
- d. 2530 Bentley Drive – Change screened-in lanai to lanai with windows, approved.

- b. Open Maintenance Issues –

- a. Proposals for dryer vent cleaning were received for the residents to get a bulk price. Dry Solutions gave the lowest price at \$59.00 if done as a group.
  - b. The proposal from Complete Plumbing to replace a shut-off valve was received. This is for the residents to get a bulk price. There is at least one more proposal still outstanding.
  - c. A pressure washing proposal for the walkways to the villas and the cul-de-sacs and Bentley Drive was received. The board decided to wait until the spring to reevaluate the need for pressure washing.
  - d. Irrigation proposals were received from Infinite Irrigation for \$695.00 and Aquascape for \$800.00. Pat made a **MOTION** to approve the contract with Infinite Irrigation. Yvonne seconded, all were in favor.
  - e. A proposal for fertilization and pest control was received from Southern Care. It was decided that more proposals will be collected for this.
- c. Monthly Board Meetings – The next meetings were determined to be August 22<sup>nd</sup>, September 26<sup>th</sup>, and October 24<sup>th</sup>. The annual and budget meeting will be on November 7<sup>th</sup>. All meetings will be at Ameri-Tech/Zoom except the annual and budget which will be at the pool cabana.
  - d. Front Entrance Holiday Décor Meeting – It was decided that this should be discussed at the Bentley Park Community meeting.
  - e. Document Amendments – Pat made a **MOTION** to approve the document changes as presented by the attorney. Yvonne seconded, all were in favor.

**OPEN FORUM**

Yvonne walked with John Evans to go over the landscaping issues. She has been letting residents know that sod cannot be replaced until irrigation and fertilization and pest control are under control. She has been meeting with fertilization and pest control companies to get proposals. There was a discussion of trees that need trimmed and a list will be compiled. The specifics of the Private Property signs the attorney advised to purchase were discussed. Jenny to get proposals for the signs.

► **ADJOURNMENT**

Yvonne made a motion to adjourn the meeting at 8:42 PM.