

# The Village at Bentley Park Homeowners Association

## HOA Board Meeting Minutes    May 23, 2023

Meeting Location	Pool Cabana
Board Member Attendees	Mike Hurlburt, Pat Riccio, Angelo Gonzalez
Board Member Absentees	Tom Mattingly, John Cortner
Community Management Representative	Jenny Kidd, Ameri-Tech
Meeting - Called to Order/Adjourned	6:00 PM/7:15 PM
Minutes Prepared By	J. Kidd
Next Meeting	July 25, 2023 at 6:00 PM

➤ **APPROVAL OF LAST MEETING MINUTES** – A **MOTION** was made to approve the minutes of the March 2023 meeting. The motion was seconded, all in favor. The motion for approval of minutes **PASSED**.

➤ **TREASURER’S REPORT** – As of April 30, 2023 the operating account had a balance of \$33,994.06 and the reserve account had a balance of \$91,938.53.

➤ **COMMUNITY MANAGEMENT REPORT** – Jenny Kidd presented her report on the month’s activities.

➤ **UNFINISHED BUSINESS**

1. Irrigation – There was discussion of leaving the battery timers in place in the pink section of the villas. It was decided that they would stay in place at this time.

**NEW BUSINESS**

1. Architectural Requests – A request for new landscaping and curbing at 2374 Bentley Drive was approved.
2. Sidewalk repairs at 2339 and 2426 Bentley Drive – A **MOTION** was made to have Mark Donato make a repair only at 2399 Bentley Drive for a cost of \$4,700.00. The motion was seconded, all in favor. The motion **PASSED**.
3. Sod Issues at 2399 Bentley Drive – It was decided this would be put on hold.
4. Trash Cans in the Community – Proposals were obtained for adding trash cans to the trash service. It was decided this issue would be put on hold.
5. Trees at 2566 Bentley Drive and 2570 Bentley Drive – The owner at 2566 Bentley trimmed a tree near their unit which was an association tree. The owner was asking for a \$1,100.00 reimbursement. The board decided not to reimburse this amount. There is a tree that belongs to the resident at 2570 Bentley Drive that is a hazard. The board asked Jenny to have this matter sent to the attorney for enforcement of the maintenance of this tree.
6. 2660 Bentley Drive fence violation – It was decided that this fence needs to be removed.
7. 2347 Plumbing Repair – This resident was requesting \$450.00 reimbursement for a plumbing repair that was found to be in the main plumbing line. The board granted their request.
8. 2578-2594 and 2629-2609 Plumbing Repairs - Two proposals from Roto-Rooter were presented to the board for plumbing repairs for broken pipes in the community. A repair at 2578-2594 Bentley Drive will cost \$17,600.00. A repair at 2629-2609 will cost \$9,000.00. A

**MOTION** was made to approve both proposals. The motion was seconded, all in favor. The motion **PASSED**.

9. **Carport Repairs** - A proposal for \$9,560.00 for carport repairs was received by Parkview Development. A **MOTION** was made to approve proposal. The motion was seconded, all in favor. The motion for approval of the carport repair **PASSED**.
10. **Paying for Projects** – Jenny expressed her concern about the upcoming insurance and a possible special assessment.

➤ **OPEN FORUM**

Yvonne Gopsill presented a request from community members for Mike Hurlburt to resign from the board. Mike declined to resign.

➤ **ADJOURNMENT**

Meeting was adjourned at 7:15 PM