

The Village at Bentley Park HOA

Meeting Minutes

When: Tuesday, July 23rd, 2024

Time: 6:00 PM

Where: Amer-Tech Management, 24701 US HWY 19N STE 102 Clearwater, FL 33763

Board of Directors Meeting

- **Call to Order**
 - The meeting was called to order by Ellyse Vosselmann at 6:02 PM.
- **Establish Quorum**
 - A Quorum of the Board was established:
 - Yvonne Gopsill– Present
 - Thomas Mattingly – Present through zoom
 - Angelo Gonzalez – Present through zoom
 - Pamela Easton – Present through zoom
 - Pat Riccio - Present
 - Ellyse Vosselmann from Ameri-Tech - Present
- **Meeting Notice Verification**
 - Notice of the meeting was posted 48 hours in advance, per Florida Statute.
- **Approval of Prior Meeting Minutes**
 - A motion was made by Pat Riccio to approve the minutes of 5/21/24, 6/3/24, and 7/15/24 Board Meetings, he was seconded by Yvonne Gopsill, and it was unanimously approved.
- **Treasurer's Report**
 - Ellyse from Ameri-Tech gave a summary of the current finances.
 - \$145,000.00 in total funds available.
 - Delinquencies total \$2051.00.
- **Manager's Report**
 - Three accounts are in collection with the Attorney.
 - A list was provided of open violations; discussion ensued about open violations.
 - 3rd Special Assessment meeting has been scheduled.
 - Emergency plumbing issue was rectified.
 - 4 policies need to be addressed with the Attorney; Fining Policy, Records Request Policy, Hurricane Standard Protection Policy, and one additional that will be mentioned in the future. These policies need to be written and posted to the website.
 - Websites will need to be updated to be compliant with FL Statutes.
- **President's Report**
 - See Insurance Update

- **Committee Reports**
 - DRC
 - A motion was made by Pat Riccio to approve the sunroom for 2451 Bentley Drive, he was seconded by Yvonne Gopsill, and it was unanimously approved.
 - Compliance Report
 - Addressed with Manager's Report
- **Unfinished Business**
 - Texting Capability
 - IT will investigate this for the Board.
 - Mailboxes
 - Mailboxes belong to the Post Office; therefore, it has been difficult to get them repaired and cleaned. Someone from the Post Office will be coming out to assess what will need to be done to get this addressed.
 - Irrigation Quotes
 - Quotes are being collected to address the irrigation issues.
 - Tree Trimming Quotes
 - Quotes are being collected to trim the trees.
- **New Business**
 - New HOA FL Statutes Legal Update
 - Commercial Vehicles are now allowed on the property.
 - Vehicles cannot block the sidewalks; is this covered under the Disabilities Act? Question will be tabled for next meeting.
 - A violation fine cannot be issued for leaving garbage receptacles at the curb or end of the driveway less than 24 hours before or after the designated garbage collection day or time.
 - The Board would like homeowners to spray paint the property address on their garbage cans.
 - Insurance Update
 - Inflation has outpaced the Association documents, as the fees can only be raised 7% annually.
 - A history of the insurance was given.
 - The Board of Directors has a fiduciary responsibility to provide insurance for the entire community. Due to this fact the Board is convening a meeting, on August 5th at 7pm, to approve a special assessment, in the amount of \$438,854.13, to pay the insurance for the Association. Each homeowner would be responsible for \$3068.91, or 12 monthly payments of \$255.74. The 1st payment would be due on September 1st.
 - The 1st 2025 Budget meeting will be on August 20, 2024, at Ameri-Tech.
- **Open Forum**
 - Homeowners can go on the website and subscribe so they can get electronic communication.

- Questions ensued about the upcoming special assessment.
 - The Board cannot mix the current yearly budget with the new special assessment.
- **Adjourn Meeting**
 - A motion was made by Pat Riccio to adjourn the meeting at 6:56pm, she was seconded by Yvonne Gopsill, and it was unanimously approved.