

# The Village at Bentley Park Homeowners Association

## HOA Special Membership Meeting Minutes      August 8, 2024

Meeting Location	The Village at Bentley Park Cabana
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Yvonne Gopsill, Tommy Mattingly, Pat Riccio, Angelo Gonzalez and Pam Easton (via Zoom)
Board Member Absentees	none
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager Phil Colettis, Director of Operations
Meeting - Called to Order/Adjourned	7:00 PM / 8:45 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The meeting was called to order by Ellyse Vosselmann, Ameri-Tech Property Manager at 7:00 PM.

➤ **PROOF OF NOTICE OF THE MEETING** – This special membership meeting was properly noticed

➤ **REGISTRATION OF MEETING ATTENDEES** – Registration of the members that came in person to the cabana was taken.

➤ **NEW BUSINESS/DISCUSSION** – Phil Colettis provided an overview of what an Operating Budget means and how funds are disbursed towards bill payments. The membership asked questions regarding the operating budget and other allocations. Additionally, the homeowners would like it noted that Insurance should be separate going forward.

➤ **COUNTING OF PROXIES** – The counting of all Proxies that were received was done by Ellyse Vosselmann, Ameri-Tech Property Manager and the Ameri-Tech Assistant.

➤ **VOTE ON AMENDMENTS** – The final Vote Results were presented by Ellyse Vosselmann, Ameri-Tech Property Manager.

The final vote on the proposed special assessment in the amount of \$3,068.91 per unit with \$255.74 to come due each month was 36 in favor and 31 opposed. As a result, the proposed special assessment has not passed.

Number of votes cast .....	67
Necessary for adoption (two-thirds).....	45
Votes in Favor .....	36
Votes Opposed .....	31

➤ **ADJOURNMENT**

Ellyse Vosselmann, Ameri-Tech Property Manager recessed the meeting. Due to the lateness and homeowners still had questions, it was decided to reconvene the meeting until Monday, August 19<sup>th</sup> at 7:00 pm.

*Modified/Submitted on 8/16/24 by:  
Pam Easton, Secretary  
Village at Bentley Park, HOA*