

The Village at Bentley Park Homeowners Association

HOA Special Membership Meeting Minutes August 19, 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
Board Member Absentees	none
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager Keith Phillips, Director of Training
Guest Speaker	Dan Pilka, Law Office of Pilka, Adams, Reed
Meeting - Called to Order/Adjourned	7:03 PM / 8:25 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The reconvened meeting was called to order by Ellyse Vosselmann, Ameri-Tech Property Manager at 7:03 PM.

➤ **QUORUM** – A Quorum was established with all five Board Members being present.

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

➤ **DISCUSSION** – At the invitation of AmeriTech, Dan Pilka from the law firm of Pilka, Adams and Reed, PA is in attendance on a voluntary basis. Dan is an attorney that manages associations, but he is not our attorney. Dan has been provided with the budget information, income statement and balance sheet of financials in order to assist with providing advice and guidance. Dan indicates that a large part of his practice is about 70% representing communities like ours so he is familiar with these types of communities.

Dan does not see anything out of line for the age of our community. Dan indicated that our situation is not a completely unique situation as our community is about 35 years old. A community that is 20 years or older will have to step up and do repairs and maintenance on more mature properties. Costs go up that are not perceived for unseen issues like sprinkler repairs, building repairs, etc. As a result, the budget was not adequate, which then became overbudgeted and created a shortfall.

The Board has been constrained by the 7% cap especially with the increases due to insurance premiums. The insurance increases have occurred because of the mass exodus of insurance carriers leaving Florida in the last three years. There are only four carriers left in the State of Florida. The Board has tried to make it work with the 7% cap but eventually it catches up and caused being overbudgeted on expenditures.

Dan indicated that he is here to suggest on how to proceed going forward. He suggests that amendments need to be passed that lifts the 7% cap and be more in line with what condos have as being 15% without homeowner approval. Dan does not recommend the first suggestion raised by our attorney to obtain single-family insurance and stated that it would be a foolish idea.

Keith indicated that he worked on the budget for next year and it shows an increase of 23% for next year and it supports what Dan is saying.

In reviewing the remainder of this year's budget, one month can cover the insurance payment but there is not enough money to pay the remaining months. Board member Tommy asked if we could modify the remaining four months budget. Keith indicated that tomorrow's meeting could be changed to a Budget Revision meeting with Board approval but would also need a 14-day notice. Board member Pam asked if we could take some funds from reserves to help cover some of the insurance cost. Dan and Keith both indicated that they would not recommend doing that and it would also require membership approval.

During the meeting, several members asked questions regarding the budget and several members presented their personal analysis as to what they consider to be the assessment allocation.

At the conclusion of the meeting, Keith suggested that tomorrow's meeting address line item by line item at the Budget workshop. He also suggested that a meeting be scheduled to do an amendment to the Budget to address the increase in insurance for the next four months and also include the budget shortfall. Keith also suggests amending the Declaration of Covenants to amend assessments and would recommend a 15% cap excluding insurance which would be consistent with what condos are doing.

A Budget Workshop will be held tomorrow to potentially analyze the insurance and deficit shortfalls for the next four months. The budget workshop will be held on Tuesday, August 20th at 6:00 pm. Notification of this meeting has been sent via email and has been posted.

► **ADJOURNMENT**

Ellyse Vosselmann, Ameri-Tech Property Manager adjourned and recessed the meeting at 8:25 pm.