

The Village at Bentley Park Homeowners Association

HOA Budget Workshop Meeting Minutes August 20, 2024

Meeting Location	The Village at Bentley Park Cabana
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Tommy Mattingly and Pat Riccio
Quorum Established	No
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager Keith Phillips, Director of Training
Meeting - Called to Order/Adjourned	6:00 PM / 6:40 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The meeting was called to order by Ellyse Vosselmann, Ameri-Tech Property Manager at 6:00 PM.

➤ **QUORUM** – Currently a quorum has not been established which is necessary to conduct any official business. A quorum requires at least three voting members to attend Board of Directors meetings.

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

➤ **DISCUSSION** – As of 8/19/24, following Monday night’s meeting, three board members have resigned from the Board. As a result, since there is not a required quorum, the intended budget workshop will need to be rescheduled at a later time.

Although official business cannot be conducted due to a lack of a quorum, Keith offered a potential analysis that may assist in resolving the shortfall over the next four months. Keith provided an overview of the existing approved 2024 Budget and what the potential expected budget may be as of the end of the year 2024. Based on his analysis, he anticipates that a one-time payment in 2024 of \$533.56 from each homeowner would cover this year’s shortfall. However, an agreement cannot be made until a quorum of board members is established.

➤ **BOARD VACANCIES** – In order to ensure the continued operation and governance of the community as it exists today, it is vital to fill these Board vacancies. The association urgently needs at least two homeowners to join the Board. Also it is especially critical to fill these vacancies as the approaching annual Budget workshop needs to be underway and finalized by October.

It was requested that any individual that is able to serve on the Board forwards their name, address and phone number to Ellyse immediately. Once names are received, Tommy and Pat will review and appoint the individual to the Board.

➤ **ADJOURNMENT**

Ellyse Vosselmann, Ameri-Tech Property Manager adjourned the meeting at 6:40 pm.

Submitted by:
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