

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes August 28, 2024

Meeting Location	Village at Bentley Park Cabana
Board Member Attendees	Tommy Mattingly and Pat Riccio
Management Representative	Ellyse Vosselmann, Ameri-Tech
Meeting - Called to Order/Adjourned	6:06 PM / 7:34 PM
Minutes Prepared By	Pam Easton
Next Meeting	September 17, 2024 Time: TBD

➤ **CALL TO ORDER** – The meeting was called to order by Ellyse Vosselmann, Ameri-Tech Property Manager at 6:06 PM.

➤ **PROOF OF NOTICE OF THE MEETING** – The Notice and Agenda was posted on the property’s Bulletin board by Pat Riccio. An email with the meeting link was sent out and it was also posted to the website.

➤ **QUORUM** – A Quorum is not established because three board members have resigned. A Quorum will be created followed by the appointment of the new Board Members.

➤ **APPOINT NEW BOARD MEMBERS** – Pat Riccio made a **MOTION** to appoint the new board members, Tommy Mattingly seconded, both in favor.

Appointment confirmation of two new board members; the ayes have it, All in Favor. Approval was unanimous, **MOTION** carried. A Quorum has now been established.

The two new board members are Joe Sproule, 2641 Bentley Drive and Robanne Ficco-DeBord, 2398 Bentley Drive.

Pam Easton has volunteered to continue to take the meeting minutes, it is not required to be a board member to take minutes.

➤ **ORGANIZE NEW BOARD POSITIONS** – A decision was made amongst the group that Tommy Mattingly will be the President, Robanne Ficco-DeBord will be the Treasurer and Joe Sproule will be the Secretary. The new board has been created.

➤ **VOTE ON HIRING A NEW ATTORNEY** – A suggestion was put forth to vote on hiring a new attorney because the guidance provided may not have put the community in the right direction.

Robanne made a **MOTION** to hire a new Attorney, Tommy seconded, Joe abstained due to not having enough information to vote either for or against. The **MOTION** passes because of 2-to-1 in Favor.

➤ **DISCUSS AND VOTE ON A SPECIAL ASSESSMENT** – All of the Board Members were at the last meeting on 8/20 where Keith laid out where we would be short and what it would take to come up with the shortfall at the end of the year. The shortfall at the end of the year is \$76,300 of

which \$54,726 is in Insurance, \$11,460 in Landscaping and \$10,114 in Operating costs. A \$533.56 special assessment would be the bare minimum to get us through until December. The first insurance payment of \$39,000 will be made and the remainder of monies will take the community out of being in a negative position. The governing documents require a 7% cap. When the 2024 Budget was created, there was a newly appointed President without accounting experience who needed to rely on Jenny, the Property Manager. Jenny probably tried to make everything fit with a 7% increase and this would be what caused being underfunded.

A discussion was held to increase the \$533.56 to \$600.00 in order to provide a cushion for any unexpected expenditures like a pipe breaking or a tree falling. Tommy made a **MOTION** to have a Special Assessment of \$600.00, Joe seconded, all in favor.

Later during Open Discussion, Joe made a **MOTION to AMEND** the Special Assessment of \$600.00. Joe made a **MOTION** that the \$600.00 assessment be divided into two equal payments of \$300.00 to be paid on October 1 and November 1, Robanne seconded, Tommy abstained. The **MOTION** passes because of 2-to-1 in Favor.

A notice to the homeowners will be mailed with a 14-day notice to vote on the special assessment.

➤ **OPEN DISCUSSION** – listed below are some questions/comments received.

- A question was asked about the audit. It was advised that the audit is not yet complete and remains in process.
- Questions and comments ensued regarding the shortfall, insurance and assessment. It was advised that the assessment will cover three components, the anticipated insurance, overspending of the operating expenses and a small amount to provide a cushion for any unexpected extra work expenses but primarily most of it will go towards insurance.
- It was confirmed that the special assessment notice will go out for membership vote.
- A question was asked about Receivership. It was stated that if there is no homeowner interaction, then the courts would be petitioned and somebody would be appointed from the court to run the association. One person runs the association without any input or interaction from the homeowners. They are expensive, charge per hour and they get paid first.
- A question was received asking what expenditures can be taken from Reserves. A document was reviewed that states Paving, Irrigation, Carports and Common elements.

➤ **ADJOURNMENT**

Ellyse Vossellmann made **MOTION** to adjourn the meeting at 7:34 PM.

*Submitted on 8/29 by:
Pam Easton
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