

The Village at Bentley Park Homeowners Association

HOA Special Membership Meeting Minutes September 17, 2024

Meeting Location	The Village at Bentley Park Cabana
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Tommy Mattingly, Joe Sproule and Robanne Ficco-DeBord
Board Member Absentees	none
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager Keith Phillips, Director of Training
Attorney	Dan Pilka, Law Office of Pilka, Adams, Reed
Meeting - Called to Order/Adjourned	6:06 PM / 6:39 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The meeting was called to order by Tommy Mattingly at 6:06 PM.

➤ **CERTIFY QUORUM & MEMBERSHIP**– A Quorum was established with all three Board Members being present. Joe Sproule made **MOTION** to recommend Debbie Haddix and Peg Slater to the Board, Tommy Mattingly seconded, all in favor. Approval was unanimous, **MOTION** carried. Both Debbie Haddix and Peg Slater are appointed as Directors. As part of the Corporate Transparency Act, all Board Members need to provide a driver's license. Ellyse also advises that all Board members need to take a four-hour mandatory course before December. A further communication will be sent with the next steps for taking the course.

➤ **MEETING NOTICE VERIFICATION** – The Notice and Agenda was properly posted on the property’s Bulletin board with 14-day advance notification. An email with the meeting link was also sent out and posted to the website.

➤ **DISCUSSION/PRESENTATION** – Joe provided an outline of the shortfall with insurance and the landscaping/operations budget. The insurance renewal in August and the increased valuation caused a \$10,946 increase for five months resulting in a \$54,728 deficit. The overruns in Landscaping and Operations are due to required repairs to broken irrigation and water lines in an aging infrastructure. Additionally, when safety concerns existed, maintenance of tree limbs or tree removal was necessary. As a result, there is a deficit of \$31,072 with an added contingency of \$9,500 in the event of an issue arising within the next five months. If the contingency funds are not needed, they will be swept into next year’s budget. Joe stated that initiating a Receivership will increase costs and is not an advantage.

➤ **VOTE AND RESULTS ON SPECIAL ASSESSMENT** – The counting of all Proxies received was done by Ellyse Vosselmann and Keith Phillips. The final Vote Results were presented by Keith Phillips.

The final vote on the proposed special assessment in the amount of \$85,800.00 with two payments of \$300.00 for a total of \$600.00 to come due October 1, 2024 and the second payment due November 1, 2024 was 63 in favor and 4 opposed. As a result, the proposed special assessment has passed.

Number of votes cast67
 Necessary for adoption (two-thirds)..... 44
 Votes in Favor 63
 Votes Opposed 4

➤ **ADJOURNMENT**

Tommy Mattingly made **MOTION** to adjourn the meeting at 6:39 pm. All in Favor.

*Submitted on 9/18 by:
 Pam Easton
 pam8899@verizon.net*