

The Village at Bentley Park Homeowners Association

2024 Annual and Budget Meeting and Election of Directors Meeting Minutes

November 18, 2024

Meeting Location	The Village at Bentley Park Cabana
Board Member Attendees	Tommy Mattingly, Robanne Ficco-DeBord, Joe Sproule and Peg Slater
Board Member Absentees	Debbie Haddix
Ameri-Tech Management Representative	Ellyse Vosselmann, Property Manager Jenny Kidd, Senior Property Manager
Meeting - Called to Order/Adjourned	7:00 PM / 8:14 PM
Minutes Prepared By	Pam Easton

BUDGET MEETING AGENDA

- **CALL TO ORDER** – The meeting was called to order by Tommy Mattingly at 6:01 PM.
- **QUORUM** – A Quorum has been established with four Board Member Attendees being present.
- **PROOF OF NOTICE OF THE MEETING** – This meeting was properly noticed along with being posted on the website and the property’s Bulletin board.
- **DISCUSSION OF 2025 BUDGET** – Joe provided an overview highlighting specific areas of the budget as it relates to insurance, operating costs, potential enhancements and the infrastructure to name a few. Questions ensued and were addressed.
- **APPROVAL OF 2025 ANNUAL BUDGET** – The final Proxy Vote Results were presented by Jenny Kidd, Ameri-Tech Property Manager.

The final vote on the Approval of 2025 Annual Budget was 47 in favor and 17 opposed. As a result, the proposed 2025 Annual Budget has passed.

Number of votes cast	67
Necessary for adoption (two-thirds).....	45
Votes in Favor	47
Votes Opposed	17

Joe Sproule made **MOTION** to **PASS**, Peg Slater second, all in favor. Approval was unanimous, **MOTION PASSES.**

- **ADJOURNMENT** – Tommy adjourned the meeting at 7:54.

ANNUAL MEETING AGENDA

- **CALL TO ORDER** – The meeting was called to order by Tommy Mattingly at 7:55 PM.
- **APPOINT CHAIRPERSON OF THE MEETING** – Tommy Mattingly to be appointed as Chairperson. Robanne made a **MOTION** to **APPROVE**; the ayes have it, All in Favor. Approval was unanimous, **MOTION** carried. The Chairperson has now been appointed.
- **PROOF OF NOTICE OF THE MEETING** – This meeting was properly noticed along with being posted on the website and the property's Bulletin board.
- **QUORUM** – A Quorum has been established.
- **READ OR WAIVE MINUTES OF LAST MEMBERS' MEETING** – Tommy made a **MOTION** to approve and waive the reading of the last member's meeting minutes. Joe second, all in favor. Approval was unanimous, **MOTION PASSES.**
- **ANNOUNCEMENT & SEATING OF NEW BOARD** – There were three (3) open positions on the Board. There were three (3) intents received to fill those positions, therefore the candidates (Pamela Easton, Bob O'Connell and Joseph Sproule), by proclamation, will be appointed to the board.
- **NEW BUSINESS** –
 - **Appoint New Committees:** There needs to be one (1) Board member and at least (2) committee members. The DRC is the Design Review Committee that should require a minimal amount of time each week to review items such as a roof request, window replacement, painting, etc. The Board can teach what is needed within 15 minutes. Other committees needed are Finance/Audit and Compliance. The Compliance committee needs to follow the Florida Statute.
 - Currently, the DRC will consist of Bob O'Connell and volunteer Jennifer Cousler.
 - Pam will compose a write-up to provide a description and an outline of the committee roles so that they can be distributed to the community.
 - **Appoint Court Captains:** To be determined at a later time.
- **ADJOURNMENT** – Tommy adjourned the meeting at 8:14.