

THE VILLAGE AT BENTLEY PARK

Committee Workshop

Topic: Village at Bentley Park Workshop Meeting

Time: Dec 17, 2024, 06:00 PM

Zoom

Meeting ID: 862 4131 6026

Passcode: 576953

**Location: Ameri-Tech Companies, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763**

- 1) Call to order
- 2) Proof of notice of the meeting
- 3) Determination of a quorum
- 4) Property Manager confirmation regarding agreed Tree Removal/Tree Trimming procedure
- 5) Outline Board Members role and expectations regarding various property situations and procedures
- 6) Position Descriptions
 - a) DRC
 - b) Compliance Committee
 - c) Finance Committee
- 7) Personnel
- 8) Lease Agreement tracking of Rental Properties
- 9) Capital Projects for 2025
 - a) carport repairs due to hurricane damage/cost of repairs
 - b) *Fencing at NE corner*
- 10) Reserve funds, 2025
 - a) how allocated ?why?
 - b) how used?
- 11) Report of the Property Mgr
 - a) -2024 budget
 - year-to-date expenditures and balance
 - revenue
 - b) 2023 Audit
 - findings and recommendations
 - financial controls
 - property inspections
 - summary of observations
 - violations
 - other

- 12) Encumbrance of 2025 Insurance line item
- 13) Multi-year plan for trees and palms (trimming, pruning, removal, etc)
- 14) Obtain copy contract between Ameri-Tech and The Village of Bentley Park
- 15) Board Meeting Scheule