

The Village at Bentley Park Homeowners Association

HOA Special Membership Meeting Minutes June 3, 2024

Meeting Location	The Village at Bentley Park Cabana
Meeting Teleconference	virtually via Zoom link
Board Member Attendees	Yvonne Gopsill, Tommy Mattingly, Pat Riccio, Angelo Gonzalez, and Pam Easton
Board Member Absentees	None
Ameri-Tech Management Representatives	Aaron Silberman, Association Attorney, Ellyse Vosselmann, Property Manager
Meeting - Called to Order/Adjourned	7:05 PM / 8:28 PM
Minutes Prepared By	Pam Easton

➤ **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 7:05 PM.

➤ **PROOF OF NOTICE OF THE MEETING** – This was properly noticed and the Voting Packet that included the purpose of the meeting was sent out at least 14 days in advance via U.S. Mail. Additionally, the Notice and Agenda was also posted on the property’s Bulletin board with at least 14 days advance notice along with emails being sent.

➤ **DISCUSSION OF PROPOSED AMENDMENTS** – Aaron Silberman, the association attorney, presented information about the proposed amendment changes to the Declaration of Covenants and the Board’s reasoning for these changes. In brief, Aaron indicated that two sections of the amendments were put forth, one that clarifies who is responsible for what in the community and the other being insurance. Due to the large volume of attendees, each member was able to have at least a three-minute timeframe for raising their questions or comments. All members were able to discuss and ask questions to both the Board and the attorney on the proposed changes regarding Article IX, VII, VIII.

➤ **VOTE ON AMENDMENTS** – The final vote on the proposed amendment changes to Article IX, VII, VIII was 32 in favor and 54 opposed. As a result, proposed changes to the amendments did not pass.

Number of votes cast.....	86
Necessary for adoption (two-thirds).....	57
Votes in Favor	32
Votes Opposed	54

➤ **NEXT STEPS** – Due to the proposed amendment changes not passing, the same situation applies that the Board will need to get insurance. Therefore, an amendment dealing with an increase that authorizes the Board to adopt a Special Assessment for Insurance or going beyond the maximum annual assessment of seven percent (7%) cap is needed. A scheduled membership meeting to reconvene will be forthcoming with at least 14 days notification.

➤ **ADJOURNMENT**

Yvonne Gopsill made a motion to adjourn the meeting at 8:28 PM.

*Submitted by:
Pam Easton, Secretary
Village at Bentley Park, HOA*