

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes May 21, 2024

Meeting Location	Ameri-Tech Community Management Office
Board Member Attendees	Yvonne Gopsill, Pat Riccio, Pam Easton, Angelo Gonzalez, Tommy Mattingly (via Zoom)
Board Member Absentees	None
Management Representative	Ellyse Vosselmann, Ameri-Tech
Meeting - Called to Order/Adjourned	6:02 PM / 6:50 PM
Minutes Prepared By	Pam Easton
Next Meeting	July 23, 2024 06:00 PM

- **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 6:02 PM.
- **PROOF OF NOTICE OF THE MEETING** – The Notice and Agenda (including Bentley Park Community Association), was posted Friday, May 17,2024 afternoon on the property and an email with the link was also sent out.
- **QUORUM** – A Quorum was established with all five Board Members being present.
- **LAST MEETING MINUTES** – A **MOTION** was made to approve the minutes of the March 26, 2024 board meeting. The motion was seconded, all in favor. The **MOTION** for approval of minutes **PASSED**. With Pat’s recommendation, he will serve as the Floor Leader to second any motions, unless there is an issue, for the sake of expediting this meeting.
- **TREASURER’S REPORT** – will be incorporated into other items throughout the meeting.
- **MANAGEMENT REPORT** – will be incorporated into other items throughout the meeting.
- **PRESIDENT’S REPORT** – will be incorporated into other items throughout the meeting.
- **COMMITTEE REPORTS** – Positive experiences and discussions have occurred with meeting homeowners and getting approvals of their ARB requests:
 - Architectural Request
 - a. As of last meeting, there were seven (7) Architectural Requests that were received and approved.
 - Compliance
 - a. 2362 Bentley Drive – Satellite Dish removal and concealing Water System. At this time, Pat, Yvonne and Pam agreed to one more phone call to give the homeowner the opportunity as to why they are not responding, no more letters. Ellyse will make the phone call. A simple fix to conceal the water system is to submit an Architectural Request for a small fence.
 - b. 2628 Bentley Drive – paint small fence, garbage cans in view, paint new siding pieces and trim is needed. Spoke to homeowner and they are working to get things fixed up. Homeowner states they are getting the paint from Angelo and will need to get lattice for fence and submit an Architectural Request.

► **UNFINISHED BUSINESS**

- a. Lighting at 2700 Bentley Drive – spoke to the homeowner and working on a resolution. This unit, along with others that they own, have had roofs replaced, sidewalk damage has been fixed, sprinkler heads attended to, shrubbery has been removed, other renovations and working with Angelo regarding painting
- b. Texting Capability – nothing further to report at this time
- c. Proposed document amendments – no further discussion at this time

► **NEW BUSINESS**

- a. Drywall Repair at 2629 Bentley – This incident began 14 months ago and Pat stated that many Board Members were not aware of the situation until just a few months ago. Pam gathered, investigated and submitted documentation to the Board Members beginning in March. Florence and her assistant Carol (“homeowner”) stated that Jenny Kidd, the Agent with Ameritech was contacted the very first day that it happened and she gave no direction. The homeowner was asked if anybody from the Board, the former President or HOA insurance agent talked to them and they replied no, that no one told them what to do. It was stated that there are protocols to be followed regarding these types of situations. Because of this dilemma, Pat recommended an agreement be made by requesting a signed letter from the homeowner and he will stop by in a few days to pick it up. Upon receipt of the signed letter, a **MOTION** was made now to Accept and finish this negotiation for the requested reimbursement of this \$5,000.00 Drywall Invoice. Yvonne made **MOTION** to approve. Pam seconded; all other members approved. The **MOTION for approval will PASS** upon receipt of the homeowner’s letter. In the future, Procedures will be posted so that this type of situation does not occur again.
- b. Satellite Dish removal update – this is a duplicate as it was discussed in the Compliance section.
- c. Broken Sidewalk repair due to roofing installations at 2660, 2664 and 2668 – two big sections are filled and the chunk has been repaired. It was reported that another ten feet is missing pieces. Pat will revisit the area.
- d. Tree trimming, further quotes for ongoing maintenance – Receiving one to two requests per day regarding tree trimming. The HOA is not an on-demand service and there is just so much money in the budget. Unless there is an imminent danger, the HOA can go ahead and trim but it should also be a community effort to trim trees.

► **OPEN FORUM**

- a. Potential Insurance savings per unit was mentioned by Tommy.
- b. All are in Favor of having a Budget Workshop possibly in July. A date will be determined

► **ADJOURNMENT**

Yvonne Gopsill made **MOTION** to adjourn the meeting at 6:50 PM. All in Favor.