

The Village at Bentley Park Homeowners Association

HOA Workshop Saturday, March 22, 2025

Meeting Location	Bentley Park Community Cabana
Board Member Attendees	Tommy Mattingly, Bob O'Connell, Joe Sproule and Pam Easton
Board Member Absentees	None
Ameri-Tech Management Representative	None
Meeting - Called to Order/Adjourned	12:04 PM / 1:17 PM
Workshop Information Provided By	Pam Easton
Next Board Meeting	March, 25, 2025 06:00 PM

➤ **CALL TO ORDER** – The meeting was called to order by Tommy at 12:04 PM.

➤ **PROOF OF NOTICE OF THE MEETING** –The Notice and Agenda was posted on the property's Bulletin board with 48-hour in advance notification and an email with the meeting information was sent out.

➤ **QUORUM** – A Quorum was established with all four Board Members being present.

➤ **TREE MAINTENANCE DISCUSSION** – discussion was had, and input was provided by all. All Board Members are in agreement that Safety concerns are the main priority. Some highlights are listed below:

- Joe began the discussion. Joe also indicated that the list provided may not be financially feasible due to available funds and would like to review further before allocating monies.
- Pam wanted to know where some trees are actually located that are on the list. Tommy will show Pam where they are and will coordinate a timeframe. Pam also stated that she believes the Oak trees located on the front lawn should be the consideration because if the developer planted palm trees, then every unit would have a palm tree in the front and back of their units. Also, if a Magnolia tree was planted, then every home would have a Magnolia tree.
- Pam asked if the list was going to be updated because there are some items that are not the HOA but rather the BPCA. Bob indicated that the list will be updated.
- Bob indicated that surveys are needed and very few are on file. Bob also stated that sidewalks are being uplifted due to tree roots.
- Tommy offered the following as it relates to the list by stating:
 - The first area to focus on is determining ownership and that is through a survey. If the homeowner does not provide a survey, then no work is to be done.
 - If the tree is determined to be on the homeowner's property, they take ownership. Ellyse sends a letter advising the homeowner about the issue with the tree.
 - If the HOA owns the tree, then the HOA deals with it. If ownership is determined as being the HOA, then it will be worked immediately.
 - All Board Members agreed with the above statements offered by Tommy. No Motions were made.
- The list provided by Bay to Bay does not include stump removal. One ownership is determined, a revised quote with stump removal will be requested.

➤ **OTHER BOARD MEMBER DISCUSSION**

- Community walkthroughs – will be established for Thursday and will be held every 3rd Thursday at 2:15 pm
- Window Guidelines –Out of 143 Units, all but 7 have grids. However, two units submitted window replacement requests, and the proposal has that they will contain grids. This leaves 5 Units without

grids. It was agreed that these 5 Units will be “grandfathered in” but when they request window replacements, they will require grids. Currently, one of the five, Unit 2624 has submitted a window replacement request.

➤ **OPEN FORUM**

- A homeowner advised that in the past, if an Oak was removed, then it was a requirement to replace it with another tree, such as a Magnolia. This is helpful information that was shared.
- Another homeowner indicated that an “AS BUILT SURVEY” should be available to the public and may possibly assist with identifying survey areas.

➤ **ADJOURNMENT:**

Tommy made a **MOTION** to adjourn the meeting at 1:17 pm.