The Village at Bentley Park Homeowners Association
HOA Budget Workshop Meeting Minutes Sept. 4, 2025

Meeting Location	24701 US Hwy 19 N #102, Clearwater, FL 33763
Board Member Attendees	Tommy Mattingly, Bob O'Connell, Joe Sproule, Dan Randazzo and Pam Easton
Board Member Absentees	None
Ameri-Tech Management Representatives	Ellyse Vosselmann, Property Manager Keith Phillips, Director of Training
Meeting - Called to Order/Adjourned	6:02 PM / 7:18 PM
Minutes Prepared By	Pam Easton
Next Meeting Scheduled	October 9, 2025 06:00 PM

➤ **CALL TO ORDER –** Tommy called the meeting to order at 6:02 PM. (9:57)

➤ **QUORUM –** All Board Members are present.

➤ **BUDGET WORKSHOP –** Discussion was had re: the 2026 budget. The intention of the meeting is to understand what it is that we want the budget to accomplish. What is the necessary planning? What are the priorities? The concept is to identify and prioritize high end maintenance and capital projects within the context of a multi-year plan. A listing of the budget items was distributed for review and discussion.

Keith indicates that the estimates of the projected budget numbers being presented are very close in comparison with his projections. The area that may need consideration is deciding upon how much should be put into reserves should a decision be made to undertake a project(s).

The Operating expenses reflects what it takes to run our operation. Last year, $5,500 was budgeted for an Audit and with the new law, an audit has to be done at least every other year. Since an audit was done two years in a row, it can be waived by vote of the homeowners. In order to not have an audit done next year, a quorum of homeowners needs to vote on whether or not to waive it. At the Annual Meeting, the homeowners can vote on whether or not to waive the Audit in person or via proxy.

Additionally, a review of the reserve study was provided. The reserve study estimates the replacement costs, plans for projects over multiple years and the funding that goes along with it. Currently, the Reserves are pooled so if funds are needed, they can be pulled from another line item. If the Reserves were in a straight-line, then funds could only be used for that specific item. If a straight-line is used based on each component of the reserve study that was done, then monthly payments would increase and would be above the cap of 7%. The straight-line component requires the membership of homeowners to vote on it. Pooled reserves have the flexibility of going from one line item to another without homeowner vote.

The budget is to be distributed with the Annual meeting package thirty days prior to the annual meeting which is scheduled for November 20.

➤ **OPEN FORUM**

Nothing to report

➤ **ADJOURNMENT**:

Tommy made a **<u>MOTION</u>** to adjourn the meeting at 7:18 pm