

The Village at Bentley Park Homeowners Association

Board of Directors Special Meeting Minutes October 3, 2025

Meeting Location	Ameritech, 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 Representative	Ellyse Vosselmann, Property Manager
Spectrum Account Executive	Shaun Musselman
Minutes Prepared By	Pam Easton
Next Meeting	October 13, 2025 06:00 PM

➤ CALL TO ORDER

➤ PROOF OF NOTICE OF THE MEETING

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

➤ **REPRESENTATIVE** – Shaun Musselman was invited to give a quick synopsis. Some of the Board members want to know why Sean is negotiating on behalf of the Village. Shaun indicates that he works for a company that is a channel partner with Spectrum. It was further stated that Shaun, is a third-party partner to Spectrum that negotiates on our behalf. Shaun is an account executive that is assigned to properties that have entered into the window for renewal. He works as an authorized agent on behalf of Spectrum to get the property accounts renewed.

➤ **SPECTRUM CONTRACT** – Shaun indicates that he spoke with Mike Murphy who stated the type of deal points that the association would be looking for. Mike presented an aggressive list and it was submitted on our behalf and Shaun was able to get most everything approved. It is a five-year deal and there is a one-time \$250 door fee payment where a check will be given to the association having a potential of \$35,750. The door fee is an incentive to retain the business and Shaun indicates that it is a really good offer.

The agreement is for five years and if it is terminated prior to the commitment period, there would be a buyout fee and a calculated reimbursement of the remaining door fee. This information is included in the attachments and is listed under the “door fee one-time payment” attachment in Section 6. The door fee is an upfront payment and usually takes 90 days for the check payment after the agreement is signed and executed.

The current agreement is 5% annual rate increases and approval was given for 4% annual increases instead. Additionally, as per Section 5.3, if the agreement effective date is countersigned by Spectrum in October, November or December, then a rate increase will not occur in this coming January. If the agreement is not countersigned by Spectrum and it runs into January, then the 5% rate increase would probably occur for the entire 2026 year. Shaun also outlined all the deal points and services that will be provided by Spectrum. Additionally, the current cost is \$65.89 per unit and he was able to get approval for \$55 per unit, a discount of 17%. For 2026, if the agreement is signed prior to January then there will be no rate increase. In 2027, the rate increase of 4% will apply.

With no further questions, Joe made a **MOTION** to approve the proposal, Bob seconded, All were in favor. Approval was unanimous, **MOTION** carried.

➤ **OPEN FORUM** – Nothing to report

➤ **ADJOURNMENT** – Tommy made a **MOTION** to adjourn the meeting at 2:56 pm, Pam seconded, All were in favor. **MOTION** carried.