

The Village at Bentley Park Homeowners Association

HOA Board Meeting Minutes 11/20/2025

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| Meeting Location | Ameritech Office |
| Board Member Attendees | Tommy Mattingly, Bob O'Connell, Joe Sproule, Dan Randazzo and Pam Easton |
| Board Member Absentees | |
| Ameri-Tech Management Representative | Ellyse Vosselmann, Property Manager |
| Meeting - Called to Order/Adjourned | 6:04 PM / 9:15 PM |
| Minutes Prepared By | Ellyse Vosselmann |
| Next Meeting | December 8, 2025 |

► **CALL TO ORDER** – Tommy called the meeting to order at 6:04 PM.

► **PROOF OF NOTICE OF THE MEETING** – The Notice and Agenda was properly posted on the property's Bulletin board, and an email blast was also sent out.

► **QUORUM** – A Quorum has been established with 5 Board Members being present.

► **MINUTES** – Joe made a motion to approve and waive the reading of the Board of Directors minutes from 9/23, 10/3, 10/13 and 10/14. Tommy Second, all were in favor the motion carries.

► **TREASURER'S REPORT** – Joe reported that the association is in a favorable position with possible positive revenue. The board is controlling expenses and year- to- date expenses are in line.

► **MANAGER'S REPORT** –

Collections:

- Attorney Status: 4 units
- 30 + days delinquent, 3 Units

Compliance:

- Repair scheduled for Dec 4/5, Sealcoat scheduled
- seal - stripe 01/06/2026 – 01/16/2026
- 3 violations that need attention 2390 landscape, 2402 landscape, 2366 Landscape 2490 unregister vehicle.

Joe made a motion to approve sending our landscaper and tow car if not cleaned up after the 30 days of the violation is up Tommy 2nd and all were in favor the motion carries.

► **PRESIDENT'S REPORT** –

- a. Tommy makes a motion to accept the EV Charging guidelines, Bob 2nds all were in favor and the motion carries.
- b. Discussion regarding shrub installation. Ellyse to follow-up

► **COMMITTEE REPORTS**

a. Architectural Request

- Joe made a motion to accept the Architectural applications for 2566, 2403, 2612, 2728 Bentley Drive Dan 2nd the motion all were in favor the motion carries

► **NEW BUSINESS**

- a. Joe made a motion to have the property manager take the minutes, Tommy 2nd the motion all were in favor the motion carries.

- b. Pam made a motion to revise the alteration application to delete Palm Harbor as the purchasing store and incorporate Tarpon Springs Sherwin Williams as the purchasing store. Joe 2nd the motion all were in favor and the motion carries.
- c. Pam made a motion to compensate Mike Murphy 10% for spectrum contract. Joe 2nd, 4 yes and 1 no. The motion carries.
- d. Joe Made a motion maintenance the community shall be administered in a manner consistent with community standards. Such maintenance shall apply particularly to the to the situations where property damage is the result of board approval projects. Dan 2nd the motion. 2 yes votes and 3 no votes. The motion fails.
- e. Tree trimming is 98% complete
- f. Ellyse will walk with Tommy for sidewalk repairs.
- g. Ellyse will find out best way to bill asphalt repair to coincide with 2025 budget
- h. Pam with purchase holiday lights
- i. Joe made a motion to have the attorney amend the association documents for the association to be responsible for all trees, Dan 2nd the motion. 4 were in favor 1 no, the motion carries.➤

UNFINISHED BUSINESS

- a. Ellyse Will send out and post the water leak resolution

➤ ADJOURNMENT:

- Tommy made a motion to adjourn the meeting at 9:15 pm, Joe 2nd all were in favor the motion passes.