

**THE VILLAGE AT BENTLEY PARK
BOARD OF DIRECTORS MEETING**

Topic: Village at Bentley Park Board Meeting
Time: August 26, 2025 06:00 PM

Join Zoom Meeting

<https://zoom.us/j/96670888767?pwd=avo7gIU9x50EuBm1MkQDVm8LdtMvxD.1>

Dial by your location

1 305 224 1968 US

Meeting ID: 966 7088 8767

Passcode: 132197

LOCATION: Bentley Park Community Association Cabana

1. Call to order
2. Proof of notice of the meeting
3. Determination of a quorum
4. Approve or Waive Reading of Board of Director's Meeting Minutes from 7/22, 8/1 and 8/4
5. Treasurer's Report
 - a. Report of 2025 Financial Audit , Mr. Page , CPA
 - b. Guidelines for preparation of the 2026 budget
 - c. Contracts for Irrigation , Pest Control/ Fertilization and Property Mgr.
 - d. Contract Renewals, 2026
 - e. Calendar for development/approval of 2026 budget
6. Manager's Report
7. President's Report
 - a. Stump Grinding updates
 - b. Removal of Tree at 2447 Bentley Drive
 - c. Sidewalk Cleaning
 - d. Summer Event Pool Party outcome
8. Committee Reports
 - a. DRC Updates
 - i. 2406 Bentley Drive – Patio area/Pending/Homeowner will advise start date
 - ii. 2594 Bentley Drive – Roof replacement, approved
 - iii. 2570 Bentley Drive – Remove 2 personal trees, approved
 - iv. 2391 Bentley Drive – Paint Exterior, pending, approval not received yet
 - v. 2395 Bentley Drive – Paint Exterior, pending, approval not received yet
 - b. Compliance Updates
 - i. Nothing to Report
9. New Business/Discussion Topics
 - a. Establish confirmation of Meeting Minute Taker
 - b. Asphalt Quotes and mapping cul-de-sacs
 - c. Status of Unit 2600 and 2604
 - d. Board Resolution draft of Homeowners necessary steps
 - e. Two trees on the west wall
 - f. Phase 2 of tree maintenance program
 - g. Landscape Violation in Green cul-de-sac
 - h. Lease Agreements
 - i. Email Transparency – All Board Members to be copied on emails
10. Unfinished Business
 - a. Reserve Study Follow-Up
 - b. Update on foreclosure accounts
 - c. TruGreen contract coverages - fleas
 - d. CINC Portal – revision and upload of Architectural Alteration form, pending review
11. Other Board Member Discussion items if necessary
12. Open Forum
13. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND