

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

Topic: Village at Bentley Park Board Meeting

Time: July 22, 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

- a. Call to order
- b. Proof of notice of the meeting
- c. Determination of a quorum
- d. Approve or Waive Reading of Board of Director's Meeting Minutes from 6/24/25
- e. Treasurer's Report
- f. Manager's Report
- g. President's Report
 - a. Status/Completion of NE Fence Installation
 - b. Sidewalk/Walkway pressure washing update
- h. Committee Reports
 - a. DRC Updates
 - i. 2494 Bentley Drive – Gutters replacement, approved
 - ii. 2575 Bentley Drive – Window replacement, approved
 - iii. 2410 Bentley Drive – Window replacement, approved
 - b. Compliance Updates
 - i. Nothing to Report
- i. New Business/Discussion Topics
 - a. Hurricane Shutter Specifications of 2007 – adopt existing document or amend
 - b. DRC Guidelines – amend or adopt
 - c. Member appointment
 - d. Board Meetings – brainstorm meeting efficiencies
 - e. 2447 Bentley Park Community Tree quotes
 - f. CINC Portal to access community-related items
 - g. Community Walkthroughs – remove “Property Walk Notice” from website
- j. Unfinished Business
 - a. Bentley Park Reserve Study
 - b. Update on foreclosure accounts
 - c. Unit 2620 Sidewalk – update regarding repair
- k. Other Board Member Discussion items if necessary
- l. Open Forum
- m. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND