

The Village at Bentley Park  
Board Meeting Minutes 03/24/2026

Meeting Location	Pool Cabana Benley Park
Board Members Present Pam Easton – Via Zoom	Joe Sproule, Dan Randazzo, and Bob O’Connell
Ameri-Tech Management Representative	Ellyse Vosselmann Property Manager
Meeting Called to Order/Adjourned	5:01/7:00 PM
Next Meeting	April 24 <sup>th</sup> , 2026

- **Call to order:** Meeting was called to order at 5:01 PM. Members present Joe, Dan, and Bob. Pam via Zoom.
- **Proof of notice:** Notice and Agenda were properly posted. All board members and homeowners were sent email invitations to attend.
- **Determination of a Quorum:** A quorum was established with three board members present and one via Zoom.
- **Approval of Previous Meeting Minutes:** Motion made by Joe, 2<sup>nd</sup> by Bob. Approved unanimously.
- **Treasurer’s Report:** The financial report prepared by Amer-Tech as of February 28, 2026, indicated a surplus and favorable budget position of approximately \$14,000.00. In January s Spectrum contract commission of \$3,525.00 was paid and the Village received a Spectrum rebate of \$35,750.00. This rebate is saved in our reserve account. We plan to convert the rebate into a short-term CD to increase our interest income.

In March the Village experienced a waterline break resulting in an emergency repair on a Sunday morning. The repair of approximately \$20,000.00 was not in the budget and will be reflected in our upcoming financial statements.

Our Board is working with Amer-Tech to open short-term CDs for our Reserve account. The objective is to increase our interest income. We will report the results in subsequent meetings.

- **Manager's Report:** Foreclosure processing has been initiated for the following: 2366, 2435, 2362. Joe motioned to approve the foreclosure proceedings to be initiated by the counsel. Bob seconded the motion. Approval was unanimous. Ellyse highlighted the status of 2427, 2724, and 2411.

The fences were power washed.

Property walk was completed with violations noted. Two Villas 2664 and 2668 having conspicuous and long-standing violations were highlighted. The owners have been notified that the violations must be corrected by August 31, 2026. If the violations are not resolved by that date, the association will take appropriate legal action in accordance with the HOA covenants.

It was noted that a fining/ compliance committee needs to be established. Ellyse will review with counsel to ensure proper processes are in place to remedy egregious violations. Joe motioned, Dan second. Ellyse will work with consul regarding the wording. Motion unanimously approved.

Elysse will reach out to asphalt/concrete company for quote to do concrete walkway near 2679 Villa. Needs both HOA Boards approval. Elysse will get estimate for next meeting.

- **President's Report:** Newsletter for Board members to review and get back to Joe with any additional information. Town meeting to be held April 21<sup>st</sup> and May 12 at Cabana at 6:00 PM.

- **Committee Updates:**

- **DRC:** 2518 - Approved  
2617 - Approved  
2609 - Approved

Joe motion, Bob 2<sup>nd</sup> with unanimous approval, that any substantive alteration of previously approved property projects must be reapproved. The design form will be updated to reflect this requirement. The most egregious violations will be forwarded to counsel for clarifications if next steps to be taken.

- **New Business:** Potable water supply study will be undertaken. This will be review of our water potable system to locate all pipes which will enable us to shut off water in areas when needed correctly. The whole community at times needs to be shut down for repairs. The review will begin with possible drawings of locations of main turnoff valves. Bob will take the lead on this project.

➤ **Unfinished Business:** (A) 2629 Villa Joe proposed repair of the turf at a cost estimate to be \$1,325.00. Joe motioned to repair the area using John Evans. Bob 2<sup>nd</sup>, Dan Aye, Pam Nay. Motion passed. (B) Curb Appeal. Joe to take lead. Amount not to exceed \$5,000.00. Joe made motion Bob 2<sup>nd</sup> Dan aye. Motion passed.

➤ **Discussion of Upcoming Projects:**

➤ **Open Forum:** at 6:35 PM Pam Easton excused herself from the meeting.

Homeowner proposed to remove 2 trees with 3 others to be considered. Homeowner will be required to clean up all tree debris. Bob motioned to allow homeowners to proceed if they have the correct legal guidance and proper insurance. It was mentioned that this is a potential maintenance issue for the HOA, and a potential hazard. Motion by Bob, Dan 2<sup>nd</sup> Joe nay. Motion passed at 6:47.

➤ **Adjournment:** Motion to adjourn at 7:00 pm by Joe, Dan second. All in favor.