

The Village at Bentley Park

Workshop Board Meeting Minutes 06/15/2026

Meeting Location	Pool Cabana Benley Park
Board Members Present	Joe Sproule, Dan Randazzo, Bob O'Connell and Pam Easton
Ameri-Tech Management Representative and Minute taker	Ellyse Vosselmann Property Manager, Diane Alcala
Meeting Called to Order/Adjourned	11:34 AM/1:21 PM
Next Meeting	June 23, 2026

1)Call to order: Meeting was called to order at 11:34 AM. Members present Joe, Dan, and Bob. Pam

2)Proof of notice:

1. Notice and Agenda were properly posted By Pat Ricco. All board members and homeowners were sent email invitations to attend.

3) Determination of a Quorum:

- A quorum was established with four board members present

4) Ellyse asked to amend the agenda to include violations

5) Rental Units

- Pam highlighted the Data she researched. There are 30 rentals, 9seasonal, which equates to a 21% of the units being rented. There is a discussion of amending the documents to add the cap

6) Roofs

- Pam highlighted data used from the Pinellas County Access Portal. She used a report indicating closed permits f or repairs and replacements. 114 units do not exceed 15 years, 10 units do exceed 15 years, and 22 years have no data.

7) Boundaries

- The board reviewed the boundaries between the park and the Village. Joe will propose that the BPCA accept the boundaries as shown on the Pinellas County Property Website.

8) Violations

- Please add 2365 to the agenda for voting on sending the 4 violations to the attorney if not abated by July first at the next board meeting

9) Open forum:

- No one had anything to add.

10) Adjournment

- Joe made a motion to adjourn at 1:21, Pam second and all were in favor