

The Village at Bentley Park
Board Meeting Minutes 06/23/2026

Meeting Location	Pool Cabana Bentley Park
Board Members Present	Joe Sproule, Bob O'Connell, Dan Randazzo and Pam Easton
Ameri-Tech Management Representative	Dianne Alcala
Meeting Called to Order/Adjourned	6:00/9:04 PM
Next Meeting	July 28 th , 2026
Minutes taken by Pam Easton	

- **Call to order:** Meeting was called to order at 6:00 PM. Members present Joe, Dan, Bob and Pam.
- **Proof of notice:** Notice and Agenda were properly posted.
- **Determination of a Quorum:** A quorum was established with four board members present.
- **Approval of Previous Meeting Minutes:** Motion made by Dan, Pam 2nd to approve the minutes from 5/12 and 5/26. All in favor.
- **Minute Taker:** Motion made by Joe, Bob 2nd to have Dan be the minute taker for this meeting. All in favor.
- **Open Forum:** Homeowner from Unit 2449 asked about the status of the swale located alongside her unit. It was advised that it was observed and currently under review and consideration.
- **Audit Discussion/Findings –** An overview was provided by Eddie Page, the CPA, by going over the Operating Reconciliation, Trial Balance, Materiality, Cash Analysis, Delinquent Owners schedule, Prepaid Expense, Accounts Payable, Reserves Analysis and Maintenance fees. Additionally, the CPA went over the Audit Report details and results as of 12/31/25.

The CPA presentation concluded at 7:40 pm.

- **Treasurer's Report:** Dan indicated that as of the 5/31 Balance Sheet, there is approximately \$292,000 in assets, of which \$290,000 is cash on the balance sheet. Each month approximately \$6,500 is being collected for the Reserves. The Insurance Bill is next month. The market is stabilizing and therefore, optimistic that the upcoming rates will be favorable.
- **Manager's Report:** Three accounts are in collection. One account is paid in full and one account is making payments but remains in collections. One unit will go to the attorney if not cleaned up by July 1st. In preparation for possible next steps as of July 1st, Motion made by Pam, Joe 2nd, All in favor to provide approval to Ellyse to take whatever is necessary in next steps after July 1st. One unit was unaware of the condition and will be working to clean up the property. Cleaning the outside of properties cannot be violations due to the water shortage restrictions. The truss signs have been ordered and will be affixed as requested by the Fire Marshall. Property walks continue. The website is updated. Evans Lawn Care Proposal received for landscaping which includes areas along Bentley Drive and an area in front of Unit 2567. Invoice is within the authorized approval guideline.
- **President's Report:** Joe and Bob are working with the irrigation people on two things. One is a map that has been created showing where sprinklers are. Second, a meeting is scheduled for Monday to meet with Mr. Thompson to locate the irrigation and discuss what can be done to improve the system. The game plan is to develop a long-term plan. The 2026 Budget timeline will be reviewed for conflicts and will be revised. Certification classes are completed for both Joe and Bob. We should hold off on further projects until next month.
- **Committee Updates:**
 - DRC:** 2716, pavers - Approved
 - 2427, pavers - Approved
 - 2534, paint - Pending purchase receipt of paint
 - 2506, a roof was replaced without an Alteration Application submission
- **Projects:** (A) Irrigation Study: reported above (B) Potable Water Supply Study: working on finding the necessary equipment. This project will get more attention after work on the trees is completed (C) Bentley Drive Plantings: reported above (D) Tree Maintenance Phase II: Proposal for three Cul-de-Sacs with a healthy amount of trimming and removal of 5 trees at a cost of \$9,000. Motion made by Dan, Joe 2nd, All in favor (E) Carports/Cleaning: XTrim will be cleaning the tops of the carports and downspouts this week. Motion made by Joe, Dan 2nd, All in favor to have the entire carport frame cleaned at a cost of \$1,250 and no painting. (F) Display Boxes: have

been received and notification was sent to move forward with installation (G) 2600 Asphalt Repair: Sealing is not done, it is 80% completed.

- **New Business:** (A) 2025 Audit: updates reported by the CPA (B) Boundary Lines and repair work decision: To address and remediate any health and safety conditions, a Motion made by Dan, Joe 2nd, to repair the swale by grading the existing ditch and not to include flex mat. (C) Rental Units – implications: tabled until the next meeting (D) Roofs – implications: Joe will outline a plan to inform residents with a plan and potential contractors (E) Proposed Collection Policy: Ellyse will continue with implementation of the current policy. (F) 2449 Swale recommendations: reported above
- 8:45 pm Pam Easton excused herself from the meeting.
- **Unfinished Business:** (A) Fining Committee/Compliance Committee: nothing to report
- **Conclusion Open Forum:** no further updates
- **Adjournment:** Motion to adjourn at 9:04 pm by Bob, Dan 2nd, All in favor