

Newsletter 2026

Dear Resident,

This newsletter is intended to inform you about activities taken and/or planned by your

Board of Directors for 2025 and 2026. First, we are pleased to highlight some major accomplishments of this past year. They follow:

- The studious planning and administration of the 2025 budget resulting in a year-end surplus while still completing a number of major capital and maintenance programs.
- Bolstering our reserves with the 2025 year-end surplus.
- Undergoing a highly successful audit of our fiscal plan by a professional, independent Certified Public Accountant
- Avoidance of any need for a special assessment
- Completion of a professionally prepared Reserve Study which sets the framework for the long-term completion of major capital and maintenance projects (e.g. potable water supply, irrigation, carports) with accompanying plans for their funding.
- Improvements to village properties including:
 - Sealing and numeration of all paving
 - Trimming and removal of hazardous trees throughout the village
 - Replacement of the aged, broken fence on the NE border
 - Enforcement of long-standing standards for property maintenance

At this juncture, as a result of careful, sustained planning and some “good luck” including the absence of hurricanes and a reduction in our insurance premium, we prepared a fiscal plan for 2026 without requiring any increase in the annual fee. This plan has been designed to provide for the continued improvement of our common property while also establishing a fiscally sound foundation for future years.

With the 2026 fiscal plan as a base, we have established the following priorities to guide this year's efforts:

- Containment of costs by way of thoughtful planning and adherence to budget allocations.
- Planning and executing major repairs and maintenance projects which are consistent with our reserve study analysis (e.g. potable water supply system/ irrigation)
- Improving the maintenance and appearance of community property
- Implementation of established by-laws and covenants which provide for the supervision and enforcement of community standards regarding maintenance of common and individual properties.
- Further development of the funding and use of reserve funds.
- Completion of Phase 2 of our plan for tree maintenance

We are optimistic about our ability to maintain and add to the quality of life which has characterized Bentley Village for many years. Toward that end and of special note is the critical need for you and other residents to become more involved with the planning required to do that. We urge you to consider serving on one of our several standing committees (e.g. finance, design review, compliance) or ad hoc study groups designed to examine and recommend solutions to special needs. (e.g. potable water supply/irrigation) And, of course, there is the need and opportunity for everyone to attend the monthly meetings of the Board in order to be better informed about significant matters. Board meetings are scheduled on the forth Tuesday of each month at 6 pm at the cabana..

Further, town meetings will be held on April 21st and May 12th at the cabana at 6 pm at which time you will have an opportunity to offer your thoughts for improved service and use of our resources. Please plan to attend..

In the meantime, we thank you for your continued support in the affairs of our community. Thoughts and need for service should be directed to our property manager, Ellyse Vosselman at 727-726-8000

Appreciatively,
Joe Sproule, President Board of Directors

Note: Village residents should be aware that this newsletter and its highlights pertain only to our 143 Village units. The Hamlet is governed by a separate HOA with a separate budget to maintain and develop the pool complex and park area.