

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

Topic: Village at Bentley Park Board Meeting

Time: December 16, 2025 10:00 AM

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: Ameri-Tech Community Management Office
24701 US Hwy 19 North Suite 102
Clearwater, FL 33763**

1. Call to order
2. Proof of notice of the meeting
3. Determination of a quorum
4. Approve or Waive Reading of Board of Director's Meeting Minutes from 11/20/25
5. Treasurer's Report
 - a. Reporting made at the Annual Meeting – Quorum not established
6. Manager's Report
7. President's Report
 - a. Water Shut Off Resolution notification was sent out to homeowners
 - b. Administrative tasks (e.g. 2026 calendar)
8. Committee Reports
 - a. DRC Updates
 - i. 2345 Bentley Drive – window replacement, was approved
 - ii. 2613 Bentley Drive – roof replacement, was approved
 - iii. 2518 Bentley Drive – roof replacement, was approved
9. New Business/Discussion Topics
 - a. CCI Construction – Sidewalk repair quote/ Schedule for Sidewalk Repairs status
 - b. Negotiated Contracts
 - c. Schedule for next phase of Tree Trimming project
 - d. Schedule for Asphalt – Sealing/Striping status
 - e. Discussion of board priorities
 - f. Holiday lights at entrances
10. Unfinished Business
 - a. Resolution regarding Association's responsibility for maintenance of Community Property
 - b. Determine guidelines regarding personal property vs. common property
11. Open Forum
12. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND