

**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**