

THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC. ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

FIRST NOTICE OF ANNUAL MEETING, NOTICE OF ELECTION AND PROCEDURE FOR QUALIFYING FOR THE BOARD

October 20, 2025

Dear Homeowner:

NOTICE IS HEREBY GIVEN, that the Annual Meeting and the Election of Directors for **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.** will be held on **Monday, December 8, 2025 at 6:00 p.m. at the Community Pool, 2505 Bentley Park Drive, Palm Harbor, FL 34684.** The Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. Subsequent to the "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" not less than 30 days prior to the Annual Meeting, which Notice will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time, and place of the Annual Meeting and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

Not less than 35 days (Monday, November 3, 2025 by 5:00 p.m.) prior to the Annual Meeting, you must give written notice, either by mail or in person to the Association of your desire to run for the Board, addressed to the Association's mailing address: **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC., c/o Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19 N, Suite 102, Clearwater, Florida 33763 .** The attached, "**NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD**" may be used for that purpose.

You may also attach with your "NOTICE OF INTENT TO BE A CANDIDATE" a one (1) page Information Sheet, no larger than 8 ½ inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association not less than 35 days (Monday, November 3, 2025 by 5:00 p.m.) prior to the annual meeting.

The Information Sheet will be mailed to voting members, with the Second Notice of the Annual Meeting, not less than thirty (30) days (Friday, November 7, 2025) prior to the date of the Annual Meeting.

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM
Community Association Manager

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates @ www.ameritechcompanies.com)

THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.

**SECOND NOTICE OF 2026 ANNUAL AND
BUDGET MEETING AND ELECTION OF DIRECTORS**

November 7, 2025

To All THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC. Members,

The ANNUAL MEETING of **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: MONDAY, DECEMBER 8, 2025 AT 6:00 P.M.**
- **LOCATION: BENTLEY PARK COMMUNITY POOL
2505 BENTLEY PARK DRIVE, PALM HARBOR, FL 34684**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

There are currently two (2) positions open on the 2026 Board of Directors. _____ intents were received to fill those positions. The number of candidates running for the board of directors does not exceed the current vacancies existing on the board; therefore, the candidates, by proclamation, will be appointed to the board. Nominations cannot be made from the floor. Following the Annual Meeting, the Board will meet briefly to elect Officers.

Budget Meeting Agenda

1. Call to Order
2. Appoint Chairperson of Meeting
3. Certify Quorum of the Board & Membership
4. Discussion of 2026 Budget
5. Vote to Waive Financial Reporting
6. Open Forum
7. Approval of 2026 Annual Budget
8. Adjournment

Annual Meeting Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
7. Announcement & Seating of New Board
8. Candidates Have Read and Agree to Abide by Association Documents
9. New Business
 - a. Appoint New Committee
 - b. Appoint Court Captains
10. Adjournment

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy in order for the Association to conduct business.

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM
Community Association Manager

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THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following **DATE, TIME, and LOCATION:**

- **DATE / TIME: MONDAY, DECEMBER 8, 2025**
Immediately following the 6:00 p.m. Annual Membership Meeting
- **LOCATION: BENTLEY PARK COMMUNITY POOL**
2505 BENTLEY PARK DRIVE
PALM HARBOR, FL 34684

AGENDA

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
4. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
ELLYSE VOSSELMANN, LCAM
COMMUNITY ASSOCIATION MANAGER