THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.

SECOND NOTICE OF 2027 ANNUAL AND BUDGET MEETING AND ELECTION OF DIRECTORS

October 27, 2026

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: TUESDAY, NOVEMBER 17, 2026 AT 7:00 P.M.**
- **LOCATION: BENTLEY PARK COMMUNITY POOL**
  2505 BENTLEY PARK DRIVE, PALM HARBOR, FL 34684

and also by Zoom: https://us02web.zoom.us/j/96670888767?pwd=avo7gIU9x50EuBm1MkQDVm8LdtMvxD.1

Meeting ID: 966 7088 8767 Passcode: 132197
One Tap Mobile: +13052241968,,96670888767#,,,,*132197# US

Enclosed with this notice is the 2027 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2027 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 three (3) positions open on the 2027 Board of Directors. Two 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
4. Discussion of 2027 Budget
5. Open Forum
6. Vote to Waive Financial Reporting
7. Approval of 2027 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
6. Candidates Have Read and Agree to Abide by Association Documents
7. New Business
   - Announcement & Seating of new Board
8. 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

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.

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: TUESDAY, NOVEMBER 17, 2026**
  Immediately following the 7:00 p.m. Annual Membership Meeting

- **LOCATION: BENTLEY PARK COMMUNITY POOL**
  2505 BENTLEY PARK DRIVE
  PALM HARBOR, FL 34684

and also by Zoom:

https://us02web.zoom.us/j/96670888767?pwd=avo7glU9x50EuBm1MkQDVm8LdtMvxD.1

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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

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated vote of Unit/Address_____ hereby appoints the **Secretary** of the Association or _____as my proxyholder to attend the Annual Membership and Budget Meeting of **THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.** to be held on **Tuesday, November 17, 2026 at 7:00 p.m.** at the **Bentley Park Community Pool, 2505 Bentley Park Drive, Palm Harbor, FL 34684 and also by Zoom: https://us02web.zoom.us/j/96670888767?pwd=avo7glU9x50EuBm1MkQDVm8LdtMvxD.1**
Meeting ID: 966 7088 8767 Passcode: 132197 One Tap Mobile: +13052241968,,96670888767#,,,,*132197# US

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is no required.

GENERAL POWERS:

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS; For your vote to be counted on the following issue(s) you must indicate your preference in the blank(s) provided below.

_____I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below.

1. **Financial Reporting Waiver**:
I cast my vote to waive the requirement for an Audited financial statement for 2026 as required by the Florida Statutes and provide in lieu of a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

_____ **YES** _____**NO**

Signature of Owner or Designated Voter:	Signature of Co-Owner:	Date:
_____	_____	_____
Print Name:	Print Name:	Date:
_____	_____	_____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____to substitute for me in voting the proxy set forth above.
(Print Name)

Dated: _____ _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.

2. The proxy must be signed by the owner or voting representative of the unit to be valid.

3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.

4. By selecting "Limited Powers" your proxyholder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicated "yes" or "no" on the question on the proxy.

5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to (727) 723-1101 or mailing the proxy to Ameri-Tech Community Management Partners, LLC, 24701 US Highway 19N, Clearwater, FL 33763**. You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting in order to avoid delay in registration.

6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.

7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.

THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION, INC.

Annual Members Meeting
Tuesday, November 17, 2026
7:00 p.m.

2027 Board of Directors

Alphabetical order (Last Name, First Name):

☒ Mattingly, Thomas By Proclamation

☒ Sproule, Joseph By Proclamation

_____ Open Seat

☒ Randazzo, Daniel Term Expires 2028

_____ Open Seat

NOTE: THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE APPOINTED TO THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION 2027 BOARD OF DIRECTORS.

THE VILLAGE AT BENTLEY PARK

143 UNITS

JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED BUDGET	2027 PROPOSED BUDGET	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$995,281	$995,281	$82,940
	TOTAL REVENUE	**$995,281**	**$995,281**	**$82,940**
	OPERATING EXPENSES			
5010	Administrative/ Professional - General	$7,628	$9,000	$750
5020	Bank Fee/Coupons	$1,274	$1,300	$108
	Storage Boxes (8)	$0	$360	$30
5300	Insurance	$426,428	$325,600	$27,133
5400	Lawn Service Contract	$59,940	$62,000	$5,167
5410	Additional Landscaping	$10,000	$15,000	$1,250
5420	Irrigation Contract	$8,467	$10,000	$833
5430	Irrigation Repairs	$10,000	$12,000	$1,000
5435	Fertilization and Pest Control Lawns	$16,943	$17,800	$1,483
5460	Trees - Palm Trees	$5,000	$0	$0
5465	Trees - Hardwoods/Palms	$26,486	$40,000	$3,333
5610	Corp Annual Filing Fee	$90	$90	$8
5800	Management Fee Exp. 12/25 - 60 day nc	$19,467	$20,500	$1,708
5900	Legal Fees	$10,000	$12,000	$1,000
5910	Professional - CPA (Proxy)	$5,800	$6,500	$542
6100	General Building Maintenance	$20,000	$30,000	$2,500
6120	Water System Repair and Maintenance	$3,072	$3,500	$292
6140	Fire Hydrant Repair/Inspection	$1,536	$2,000	$167
7000	Electric	$15,360	$15,800	$1,317
7001	Sewer and Water	$118,000	$124,000	$10,333
7002	Refuse Removal	$31,630	$34,000	$2,833
7006	Cable TV	$102,000	$110,000	$9,167
8000	Operating Contigency	$18,000	$65,671	$5,473
	TOTAL OPERATING EXPENSES	**$917,121**	**$917,121**	**$76,427**
	RESERVES			
9100	Reserves -Pooled	$78,160	$78,160	$6,513
	TOTAL RESERVES	**$78,160**	**$78,160**	**$6,513**
	TOTAL EXPENSES	**$995,281**	**$995,281**	**$82,940**
			$0	
	YOUR 2027 MONTHLY FEE IS:	$580.00		

RESERVE ANALYSIS
VILLAGE AT BENTLEY PARK
JANUARY 1, 2027 - DECEMBER 31, 2027

RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
						Per Reserve Study	
Reserves Pooled		**$278,200**				**$53,160**	**$54,755**
Reserves - Insurance Ded.	**$50,000**	**$50,000**				**$25,000**	**$25,000**
Paving	$596,233	$0	12		$0	$0	**$0**
Irrigation	$286,959	$0	16		$0	$0	**$0**
Carports	$626,658	$0	34		$0	$0	**$0**
Common Elements	$105,585	$0	10		$0	$0	**$0**
						$78,160	**$78,160**
TOTALS	**$1,615,435**	**$328,200**			**$0**	**$78,160**	**$78,160**