

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

Topic: Village at Bentley Park Board Meeting

Time: November 20, 2025 06:00 PM

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 9/23, 10/3, 10/13 and 10/14
5. Treasurer's Report
 - a. Revised 2026 Budget draft
6. Manager's Report
7. President's Report
 - a. Shrub installation
 - b. Status of EV Charging station
8. Committee Reports
 - a. DRC Updates
 - i. 2566 Bentley Drive – patio pavers, approved
 - ii. 2403 Bentley Drive – paint unit, approved
 - iii. 2612 Bentley Drive – window replacement, approved
 - iv. 2728 Bentley Drive – roof replacement, approved
9. New Business/Discussion Topics
 - a. Attorney resolution regarding board roles
 - b. Alteration Application – revision regarding the purchasing store
 - c. Spectrum compensation
 - d. Resolution regarding Association's responsibility for maintenance of Community Property
 - e. Schedule for Tree Trimming status
 - f. Schedule for Sidewalk Repairs status
 - g. Schedule for Asphalt – Sealing/Striping status
 - h. Holiday lights at entrances
 - i. Determine guidelines regarding personal property vs. common property
10. Unfinished Business
 - a. Status regarding Water Leak resolution to homeowners
 - b. Update on foreclosure accounts
 - b. Landscape Violation in Green cul-de-sac, attorney status
11. Open Forum
12. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND