

**BENTLEY PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
HELD AT BENTLEY PARK RECREATIONAL AREA
ON MONDAY, APRIL 3, 2017**

BOARD MEMBERS PRESENT: Mike Hurlburt, President
John Siamas, Vice President
Galina Gerasimenko, Secretary-Treasurer

BOARD MEMBERS ABSENT: None

MANAGEMENT PRESENT: Terri Whetzel, CMCA®, AMS®

CALL TO ORDER

The meeting was called to order at 6:07 P.M. by Mike Hurlburt on the date noted above and at Bentley Park Recreational Area, Palm Harbor, Florida, the location specified in the notice for this meeting.

QUORUM

The directors present at the meeting constituted a quorum of the authorized number of the directors of the Association.

CONFIRMATION OF PROPER NOTICE

Terri Whetzel confirmed that the notice for the meeting had been accomplished by posting a notice on the bulletin board at least 48 hours in advance of the meeting.

READING AND APPROVAL OF MINUTES

The minutes of the meeting held on January 23, 2017 were read by Terri Whetzel. Motion by Galina Gerasimenko and seconded by John Siamas to accept the minutes as read. All yes motion carried.

TREASURER'S REPORT

Terri Whetzel gave the Treasurer's Report and gave an update on delinquent accounts. Motion by Mike Hurlburt and seconded by Galina Gerasimenko to accept the report. All yes, motion carried.

CLEARWATER GAS PRESENTATION

Chris Thorn of Clearwater Gas presented information to the Board regarding the availability and costs of gas services for the pool area vs the costs of propane. After discussion, motion by Mike Hurlburt and seconded by John Siamas to take advantage of the natural gas option. All yes, motion carried.

UNFINISHED BUSINESS

Park Garbage Receptacle

The purchase of a garbage receptacle was approved. Terri Whetzel will order once the model is selected.

Compliance with Removal of Items on Common Area

Terri Whetzel reported that a final demand letter was sent by the attorney on October 5, 2016 to the owner of 3178 Montrose Court. Mike Hurlburt will confirm whether or not the property is in compliance.

Perimeter Wall Tree Encroachment

A letter had been sent to the owner demanding removal of the tree within thirty (30) days. In response to the letter, he contacted the association stating that he was not going to remove the tree. Mike Hurlburt spoke with him at the time and will reach out to him once again.

Drainage Issue at Tennis Court

After discussion, it was determined to table the issue at the present time.

Cabana/Tennis Court Light Painting/Cabana Screening

After discussion, John Siamas will look into the painting and/or re-screening of the cabana and painting of the tennis court lighting.

Savoy Walkway to Park – Railroad Tie Replacement/Shells/Asphalt

After discussion, it was determined to table the issue until the fall of the year.

NEW BUSINESS

Ratification of Prior Board Actions

Motion by Mike Hurlburt and seconded by Galina Gerasimenko to ratify the prior board actions taken to paint the bridge and benches, the purchase of a hose nozzle/reel, and mulch for the play area. All yes, motion carried.

Electrical Issues/Repairs

Terri Whetzel will have Dunedin Electric to return for additional issues/repairs.

Tree Trimming/Removal

Motion by John Siamas and seconded by Galina Gerasimenko to have the trees trimmed/removed at a cost of \$1,600. All yes, motion carried.

ANNOUNCEMENTS

The next meeting will be held on Monday, May 22, 2017.

ADJOURNMENT

There being no further business, motion by Mike Hurlburt and seconded to adjourn the meeting at 7:50 PM.

Respectfully submitted,

Terri Whetzel, Managing Agent