

**BENTLEY PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
HELD AT BENTLEY PARK RECREATIONAL AREA
ON MONDAY, JANUARY 23, 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 610 P.M. by Terri Whetzel 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.

INTRODUCTION OF VILLAGE AT BENTLEY PARK REPRESENTATIVE

John Siamas, the President of Village at Bentley Park was introduced and took his seat on the Bentley Park board. He will serve in the position of Vice-President.

READING AND APPROVAL OF MINUTES

The minutes of the meeting held on October 24, 2016 were read by Terri Whetzel. Motion by Mike Hurlburt 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. Mike Hurlburt will speak with seriously delinquent owner---no foreclosure to be filed at this time.

UNFINISHED BUSINESS

Park Garbage Receptacle

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

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. After discussion motion by Mike Hurlburt and seconded by John Siamas that another attorney letter will be sent if he has not complied. All yes, motion carried. Mike Hurlburt will confirm whether or not the property is in compliance.

Perimeter Wall Tree Encroachment

After discussion, motion by Galina Gerasimenko and seconded by Mike Hurlburt to send a letter to the owner demanding removal of the tree within thirty (30) days. All yes, motion carried.

NEW BUSINESS

Ratification of Prior Board Actions

Motion by Nike Hurlburt and seconded by John Siamas to ratify the prior board actions taken to include palm tree trimming, a parking lot concrete repair, a spa leak repair, lighting repairs at the Bentley entrances, and a spa heater repair. All yes, motion carried.

HEAT PUMP

After discussion, motion by Mike Hurlburt and seconded by John Siamas to change from the solar pool heat system to electric at a cost of \$5,469.00. All yes, motion carried.

TREE PLANTING

After discussion, motion by John Siamas and seconded by Galina Gerasimenko to have Lawngevity Lawn Care plant six (6) cypress trees in the park. All yes, except Mike Hurlburt who abstained due to a conflict of interest. Motion carried.

FORMATION OF GULLY AT CORNER OF TENNIS COURT

John Siamas will check into the problem and report at the next meeting.

2017 MAINTENANCE PRIORITIES

After discussion, it was determined that the priorities should include the cabana painting and screening, the tennis court light pole painting and the Savoy walkway. John will check into the painting/screening issues and Mike will check into the walkway.

It was noted that the bridge also needs repainting and there are two asphalt repairs that need to be made in the walkway.

ANNOUNCEMENTS

The next meeting will be held on Monday, March 27, 2017.

ADJOURNMENT

There being no further business, motion by Mike Hurlburt and seconded to adjourn the meeting at 8:10 PM.

Respectfully submitted,

Terri Whetzel, Managing Agent