

**BENTLEY PARK COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
HELD AT BENTLEY PARK RECREATIONAL AREA
ON TUESDAY, SEPTEMBER 26, 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 6:01 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 June 6, 2017 were read by Terri Whetzel. Motion by John Siamas and seconded by Galina Gerasimenko 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.

UNFINISHED BUSINESS

Cabana/Tennis Court Light Painting/Cabana Screening

The item was tabled pending receipt of quotes.

Tennis Court Drainage

An attempt to repair the problem had failed during Hurricane Irma. A bid to do the work is forthcoming. Terri Whetzel will also check with the vendor who gave the original quote.

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

Item was tabled until the fall of the year at the previous meeting.

Gas Line/Spa Heater Update

It was reported that the gas line had been installed and the spa heater. The job still needed inspection by the county.

NEW BUSINESS

Ratification of Prior Board Actions

Motion by John Siamas and seconded by Mike Hurlburt to ratify the prior board actions taken to enter into contract with Turfco for grounds maintenance at \$2150 per month; to have electrical repairs made at a cost of \$1,649, pool/spa repairs at a cost of \$915, tennis court drainage at \$775, and tree trimming and removal at a cost of \$10,500. All yes, motion carried.

Tree Removals

After discussion, motion by Galina Gerasimenko and seconded by Mike Hurlburt to accept tree proposal in the amount of \$5,700 to remove four dead pines and grind stumps. All yes, motion carried.

2018 Budget Draft Review

After discussion, motion by Mike Hurlburt and seconded by Galina Gerasimenko to propose a 2018 budget resulting in an increase in the monthly assessment to \$52.00. Motion carried with Hurlburt and Gerasimenko voting in favor of the motion. Siamas opposed the motion.

Resolution Re Estoppel Certificates

After discussion, motion by Mike Hurlburt and seconded by Galina Gerasimenko to adopt a resolution authorizing Terri Whetzel to provide estoppel certificates on behalf of the Association and in accordance with Florida statutes. All yes, motion carried.

Annual Membership Meeting and Election

The Annual membership meeting and election will be held on Monday, October 23, 2017. The at-large term is expiring and will be up for election.

ANNOUNCEMENTS

The next Board of Directors meeting will be held immediately following the Annual membership meeting on October 23, 2017 to adopt the 2018 budget, elect officers, and take care of other business as necessary.

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