

# Bentley Park Community Homeowners Association

## HOA Board Meeting Minutes August 24, 2023

Meeting Location	Ameri-Tech Community Management Office
Board Member Attendees	Yvonne Gopsill, Angelo Gonzalez, and Larry Morgan
Board Member Absentees	none
Management Representative	Jenny Kidd, Ameri-Tech
Meeting - Called to Order/Adjourned	6:00 PM / 6:54 PM
Minutes Prepared By	J. Kidd
Next Meeting	September 27, 2023 at 6:00 PM

- **CALL TO ORDER** – The meeting was called to order by Yvonne Gopsill at 6:00 PM.
- **LAST MEETING MINUTES** – Larry made a **MOTION** to approve and waive the reading of the last meeting minutes. Yvonne seconded, all were in favor.
- **TREASURER’S REPORT** – As of July 31, 2023 The Bentley Park Community has \$72,022.92 in the operating account and \$80,036.33 in the reserve account.
- **COMMUNITY MANAGEMENT REPORT** –Jenny reviewed the past due accounts with the board.
- **PRESIDENT’S REPORT** – All items to be discussed on the agenda.
- **UNFINISHED BUSINESS**
  - a. Lawn Fertilization – Tabled until additional proposals are obtained.
  - b. Signs –The board voted to get additional proposals on the No Trespassing signs. The sign color could be changed.
  - c. Wall at Entrance – The board is continuing to look for vendors to remove a small portion of the walls at the entrance. There is electrical at the front wall that needs to be moved and the board has already had an electrician out to give a proposal.
- **NEW BUSINESS**
  - a. Tree Trimming – Proper Cut provided a proposal for tree work, it needs to be clarified, but as long as the trimming is clarified, the board will move forward with the trimming.
  - b. Pool Ladder –Jenny received a verbal proposal from The Pool Doctor for \$1,800.00 to get the ladder repaired and is waiting for a written proposal.

### OPEN FORUM

Yvonne reviewed all drainage work completed by D & D Drainage in the Park area. Yvonne reviewed the work done in the pool cabana area. The board is waiting for proposals on new cabinets in the cabana kitchen. The board is working with the fence company to get the proper exit gate for the pool area. There is a person who has stepped up and offered to do water aerobics at the pool. The board has spoken to the attorney and the insurance agent about having the classes and both are in agreement that this is ok for the board to allow. A resident has offered to build a free little library for the pool. It will be installed after the cabana work is completed. There are plans to remove some of the landscaping at the pool. Some of the landscaping needs to be removed

due to safety concerns and some just need to be removed due to their age. There was a discussion about the cameras in the pool cabana being upgraded.

➤ **ADJOURNMENT**

Yvonne made a motion to adjourn the meeting at 6:54 PM.

DRAFT