

**The Bentley Park Community Association
Board of Directors Meeting May 23rd, 2023**

Meeting called to order - 7:46 PM

Proof of Notice: - Posted at pool and on Shoreline Drive

Determination of a quorum – Yes

Board Members in attendance – Mike, Angelo & Larry

Board Members absent – None

Ameri-Tech Representative – Jenny Kidd

Reading of previous minutes – Waived due to time

Treasurers Report – \$74,643.94 - Operating Account & \$90,374.49 – Reserve Account

Currently there are two accounts at the atty. Jenny suspended their pool card

Old Business –

Spa Leak – Red Rhino will be out to repair spa in the next few days.

Cabana - The roof has been completed. However, we are still having termite issues. Pest Guard says we have subterranean termites.

Pest Guard to treat it on Thursday at no additional charge.

In addition, Justin Ernst says the wood damage is worse than originally estimated (\$3,650). Repairs are needed and will be done.

Gate repair- Jenny got a revised quote to repair the lower gate.

The quote is \$4,350 for repair. It will include 3 specialty walk gates, hardware, lockboxes new fence over gate and new terminal posts. Total \$4,350. Motion to approve. All members approved.

New Business

Cabana Use - Discussion was had re: use of the kitchen for residents during a cabana event. Kitchen stove to be removed as well as other items that are just being stored in there. In addition, h.o.'s will now be required to leave a \$100 refundable deposit to make sure there is no damage to community property. Motion to approve. All members approved.

Cabana Soffits – Mark Khastan sent us photos of the cabana soffits. They need to be caulked and painted. Jenny to contact the roofing company and should they not do it she will call Justin Ernst.

Security System - Mike contacted Bob from SPS Security Systems to update system. The estimate was \$1,613.61. Mike made a motion to approve. Angelo asked for additional quotes, Larry said the same. Jenny to get additional quotes.

Pool and Spa sign – New signs are needed. Discussion was had. Jenny got proposal and layout. Some changes were needed. Jenny to order them.

Meeting adjourned – 8: 40