

# **BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**

## **Board of Directors Meeting**

**June 24, 2015**

**Eastpointe Country Club**

**13535 Eastpointe Blvd.**

**Palm Beach Gardens, FL 33418**

## **MINUTES**

### **Call to Order and Determination of Quorum:**

**Present:** Andrea “Andi” Ciampi, President  
Irv Reifler, Vice President/Treasurer  
Eric Larrivere, Director  
Jim Sherman, Director  
Cody Clarke, FirstService Residential

**Absent:** George Lagos, Secretary

Those present represent a quorum. Andrea called the meeting to order at 7:08 pm.

**Approval of Minutes:** Irv Reifler made a **motion** to approve the minutes of the May 27, 2015 Board meeting. The **motion** was seconded by Jim Sherman and the motion carried unanimously.

**Financial Report:** Irv reported from the May 31st, 2015 financials saying it is very similar to last month with all activity to date on track, equity is increasing and the Association is in good financial condition. There is \$315,056 in the operating accounts and \$341,019 in the reserve accounts giving total cash position of \$656,075. With assets of \$662,951 and liabilities of \$41,892 equity stands at \$621,058. Income ytd is \$154,345 and expenses are \$127,580 leaving a budget surplus of \$26,765. All lines items are at or near projected amounts.

Irv made a **motion** to adjust the \$0.26 balance off of 447 Woodview Court’s ledger due to it being such a minute amount. Andrea seconded the **motion** and the motion carried unanimously.

Accounts receivable were reviewed with questions and discussion. One delinquent account is a bank foreclosure and bankruptcy which puts collection efforts on hold. AR is still very good and greatly improved over the last 2 years.

### **Committee Reports:**

**ARC** – Irv reported on the ARC requests received and approved since the last meeting.

**Landscape** – Andrea reported that the entrance areas are coming along and look great. Sago has so far been doing a good job, but there were some questions regarding the fertilization and pest control timelines. Cody will get that information from Sago to make sure they are keeping up with their obligations.

**Pool** – Andrea reported pool is in good shape. There is an issue with the door not closing properly, so Cody will have maintenance check out the gate and rectify the issue.

**Welcome** – No report from welcoming committee.

**Compliance Committee** – No report from compliance committee.

**Old Business:**

**Daytime Parking Patrol** – There were questions regarding the issue of residents/guests/contractors parking on the street, against the flow of traffic. All Board members present, aside from Jim Sherman, agreed that there would be a first notice for violators of this, but that their vehicles would not be towed. The Board agreed on the same terms for violators who were parked and blocking a sidewalk, as well as parking on the street and blocking a resident's mailbox.

**New Business:** The basketball hoop rules are very lax and the Board will consider revisions to the Rules and Regulations to help address this. The few sidewalks that were painted will be looked at and determined if the paint can be removed from them in an effective manner.

**Owner Comments:** Kathy Sorkin reported that there was a broken doggie bag sign next to the preserve area on Bent Tree Drive. One other homeowner wanted to make sure that everyone was aware that bulk trash pickup was on Thursday and if you called a day in advance, they can pick up larger piles on Friday.

**Adjournment:** Meeting was duly adjourned at 8:10 pm.

Respectfully Submitted,  
Cody Clarke, LCAM