

**BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 26, 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  
George Lagos, Secretary  
Eric Larriviere, Director  
Jim Sherman, Director  
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:03 pm.

**Approval of Minutes:** Irv Reifler made a **motion** to approve the minutes of the June 24, 2015 Board meeting. The **motion** was seconded by Eric Larriviere and the motion carried unanimously.

**Financial Report:** Irv reported from the July 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 \$360,966 in the operating accounts and \$349,572 in the reserve accounts giving total cash position of \$710,538. With assets of \$719,467 and liabilities of \$76,116 equity stands at \$643,350. Income ytd is \$218,401 and expenses are \$177,897 leaving a budget surplus of \$40,503 (up from \$26k two months ago). All lines items are at or near projected amounts.

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.

- a. 136 BT – Landscaping – Approved
- b. 309 TW – Painting – Pending
- c. 465 WV – Fence – Approved
- d. 143 BT – Landscaping and Driveway – Approved
- e. 208 BT – Windows – Not Approved
- f. 427 WV – Tree Removal – Approved

**Landscape** – Landscaping is doing ok. Discussions will be made with Charlie from Sago regarding expected services from his crews and upcoming seasonal plantings. Cody to set up meeting with Andi and Charlie in the community.

**Pool** – Andrea reported pool is in good shape. The garbage cans at the pool will be replaced with covered garbage cans so raccoons, etc. cannot dig through the trash.

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

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

**Old Business:**

**Daytime Parking Patrol** – The parking patrol at the cul-de-sac did well, and served its purpose as there were not any attempted violations. The hours may be switched up for the rest of the community so as to not develop a trend that can be foreseen.

**Painted Driveways** – When a quote is developed for the repaving of the roads, the same company will have a look at the sidewalks and determine solutions. They will also be asked if they can agree on a bulk rate for replacing all driveways with new concrete driveways, if a certain amount of homeowners agree.

**New Business:**

**First Citizen's Bank** – First Citizen's Bank accounts are being closed due to recent fee and policy changes.

**Tree at Pool** – The tree, in the pool area as you walk into the gate, needs to be trimmed. Message will be relayed to Sago to have this trimmed.

**Bobcats and Nuisance Animals** – Animal Rangers has been hired to trap the bobcats and raccoons sited in the community. A report at the next meeting will be made on any successes.

**Lake** – The lake aerators have not been working. Cody will have a vendor out to assess and make repairs and report back.

**Adjournment:** Meeting was duly adjourned at 8:56 pm.

Respectfully Submitted,  
Cody Clarke, LCAM