

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

## **Board of Directors Meeting**

**September 30, 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  
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:03 pm. Andrea announced that Jim Sherman was resigning from the Board due to the sale of his house because of a change in his job location. The Board accepted Jim's resignation.

**Approval of Minutes:** Irv Reifler made a **motion** to approve the minutes of the September 30, 2015 Board meeting. The **motion** was seconded by George Lagos and the motion carried unanimously.

**Financial Report:** Irv reported from the August, 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 \$342,084 in the operating accounts and \$353,847 in the reserve accounts giving total cash position of \$695,931. With assets of \$697,225 and liabilities of \$40,570 equity stands at \$656,655. Income ytd is \$237,999 and expenses are \$199,166 leaving a budget surplus of \$49,533. 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 years.

### **Committee Reports:**

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

- a. 318 TW – Fence – Denied
- b. 309 TW – Light Fixtures – Approved
- c. 120 BT – Paint – Denied

**Landscape** – Landscaping is doing ok. Discussions are already being made regarding annuals and removal of caladium plants. Community can come take caladium plants from front entrance pending email blast of specific date to do so.

**Pool** – Andrea reported pool is in good shape for the most part, but that the pool tiles needed to be cleaned.

**Welcome** – Kathy Sorkin reported that she has started back up with the two new residents and will make her visits.

**Compliance Committee** – Compliance committee met and one unit may possibly be up for a fine pending research on who the tenants are.

**Old Business:**

**Irrigation/Non-Irrigated Areas** – Irrigation will be placed around the front of where the lake begins, so a hedge can be installed around the opening. No irrigation will be installed by the preserve, as other plants can be installed there that don't rely on irrigation systems.

**Animal Trapping** – Animal trapping went well, but more trapping will be scheduled to safely capture the remaining bobcats.

**New Business:**

**Budget** – A request was made to create the budget draft only after the September financials were ready.

**Preserve** – Two pine trees next to Kathy Sorkin's residence need to be trimmed as well as the dead tree in the same vicinity.

**Envera Systems** – Michael Wichelns from Envera Systems was present to go over his proposal for a Virtual Guard Security System as well as provide a presentation for the community members present. After he left, Eric made a **motion** to accept his proposal for the 4 options for the virtual guard system, pending contract negotiations. George seconded the **motion**. Upon vote for the virtual guard system, Andrea, George and Eric voted yes, Irv abstained.

**Adjournment:** Meeting was duly adjourned at 9:09 pm.

Respectfully Submitted,  
Cody Clarke, LCAM