

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

October 28, 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 7:04 pm.

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

Financial Report: Irv reported from the September 30, 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 \$361,226 in the operating accounts and \$360,624 in the reserve accounts giving total cash position of \$721, 851. With assets of \$719,699 and liabilities of \$52,632 equity stands at \$667,067. Income ytd is \$267,750 and expenses are \$224,029 leaving a budget surplus of \$55,668. 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 couple of years.

Committee Reports:

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

Landscape – A report was made on Mr. Arnett’s landscaping and as to what solution was determined in the meeting with him, Cody and Charlie from Sago. Andi will meet with Charlie regarding annuals. Hot pink New Guinea Impatiens will be installed and the soil will be replaced at the same time.

Pool – Andrea reported pool is in good shape. Cody will have the company that did the “Shark Grip” call Andi.

Tennis – Tennis committee is now being implemented; Paul Trupia will head this committee.

Old Business:

Halloween Party – Christine was heading the Halloween party and passed out flowers to all of the residents mailboxes for the Halloween Party for the kids

Parking Patrol – Parking patrol is still active, and set up on sporadic times. We are still experiencing issues with the cul-de-sac parking.

Adjournment: Meeting was duly adjourned at 7:48 pm.

Respectfully Submitted,
Cody Clarke, LCAM