

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 24, 2013
MINUTES

Call to Order and Determination of Quorum:

Present:

Irv Reifler, Vice President
Tiffany Bollis, Treasurer
Andrea Ciampi, Secretary
Terry Louis, Director
Allen Hunter, Bristol Management

Absent:

Jonathan Rubins, President

Those present represent a quorum. Irv called the meeting to order at 7:00 pm.

Approval of Minutes: The minutes of February 27, 2013 Board meeting were reviewed by the Board. A **motion** to approve the minutes as presented was made by Tiffany and seconded by Andrea. The motion passed unanimously.

Financial Report: Tiffany began by saying the Association is in good financial condition with adequate reserves and running a surplus thus far this year. She said there are no major variances in the budget to date. Reporting from the March 31, 2013 ending statement she reported \$202,320 cash in the operating accounts, \$271,560 in the Reserve accounts for a total cash position of \$473,880. With Other assets of \$(2132) and current Liabilities of \$35794 Owner Equity stands at \$435,954. Year to date income is \$104,263 with expenses of \$91,801 leaving an YTD budget surplus of \$12,463. The Board reviewed AR and discussed bank foreclosures in the Community.

Committee Reports:

ARC – Irv reported there was one application for landscape changes at 194 BT which was approved.

Landscape – Tiffany commented she was somewhat disappointed with the trim saying it was too long between trims. Discussion of the landscape agreement followed. The Association is buying only 10 trims per year. Tiffany then reported on her meeting with Superior Waterways for aquatic plantings around the detention pond. Discussion followed resulting in a **motion** to accept the quote to plant around the pond by Tiffany and with a second from Irv the motion passed unanimously.

Pool – Andi said the pool deck is reported being too slippery and the pool surface contractor did return at no charge and applied a heavier coat of non-skid material and the deck is much better now. She pleased the pool project is now complete and for the most part is very happy with the improvements with the exception of the fence and gate.

Manager's Report: Allen answered questions of the Board and provided additional details of current improvement projects and issues within the Community.

Old Business: The new entry light that has been temporarily installed for approval was discussed resulting in a **motion** to permanently install the light using the lessor lamps (2700k) by Tiffany. Andi seconded and the motion passed unanimously. Schedule of the call box enclosure project was discussed. There is no urgency therefore the contractor will set the schedule which is anticipated May 22 at this time.

New Business: A quote to install a new large display screen in the call box was reviewed and discussed. It was decided to purchase the new screen for the existing screen is some years old, hard to read and needs to be upgraded along with the enclosure project. With a **motion** by Tiffany and second by Irv the motion passed unanimously.

Andi updated all on the Central Blvd. sidewalk repairs and who was responsible. Her research confirmed the Association is responsible and the work the County did at the walk was in error.

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

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was discussion of the Annual Appearance Audit and the formation of a new committee. There are two volunteers that have asked to be “trained” at what their role could be. The Board will be scheduling a Saturday “walk about” to show the committee what the Board is looking to correct with this annual audit. Date to be determined.