

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
May 22, 2013
MINUTES

Call to Order and Determination of Quorum:

Present:

Jonathan Rubin, President
Irv Reifler, Vice President
Tiffany Bollis, Treasurer
Andrea “Andi” Ciampi, Secretary
Terry Louis, Director
Allen Hunter, Bristol Management

Absent:

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

Approval of Minutes: The minutes of April 24, 2013 Board meeting were reviewed by the Board. A **motion** to approve the minutes with a typographical error corrected was made by Irv 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 a budget surplus. She said there are no major variances in the budget to date. Reporting from the April 30, 2013 ending statement she reported \$234,178 cash in the operating accounts, \$271,607 in the Reserve accounts for a total cash position of \$505,785. With Other assets of \$8625 and current Liabilities of \$77,971 Owner Equity stands at \$436,439. Year to date income is \$140,197 with expenses of \$130,545 leaving an YTD budget surplus of \$9652. The Board reviewed AR and discussed bank foreclosures in the Community. Irv noted we now have only 4 serious arrears of about \$28,000 which much better than recent years. These accounts are expected to settle in the coming year.

Committee Reports:

ARC – Irv reported there was one application for the removal of an oak tree at 317 Timberwood. Following a site visit and discussion with homeowner it was approved.

Landscape – Tiffany said she had been approached by residents requesting to add some plant material at the small preserve adjacent to Bent Tree Dr. at the curve near 170. Allen suggested he speak with the preserve maintenance company asking over time to transplant some native plants from other preserve areas and begin allowing the area to fill in. She then reported that the aquatic planting at the pond is completed and appears to doing well this first couple of weeks. She said our contractor expected it to do well within a few months and within a year or two should begin to fill in nicely.

Pool – Andi had a resident report vandalism at the pool this past week in late afternoon with 2 young boys on the roof of the cabana throwing objects. When Andi went to the pool very shortly after the report the boys were gone but she found broken glass on the deck and the fire

extinguisher had been discharged. She said she saw no other obvious damage. A good neighbor of Bent Tree came to the pool and cleaned up the glass. At this time Irv reported on meeting with the PBG City Forester to discuss and ask for guidance in the proposed removal of certain Pine trees surrounding the pool. He said the meeting was discouraging with little or no support coming from the City. The requirements of the Association are cumbersome and costly with no assurance the tree removal would be approved. The matter has been tabled pending further investigation to the feasibility and expense.

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

Old Business: There was brief discussion of the upcoming call box enclosure project with anticipated start date of May 29 and will take near a week to complete. The gates will be out of operation for a short of time as is possible, perhaps 2-3 days.

New Business: There was discussion of extending the parking restrictions to include the day time hours citing traffic congestion during business hours. Following was a **motion** by Irv to hire if available an additional two patrols per week to be performed at random days and times during daylight hours. Tiffany seconded the motion and passed unanimously.

There was discussion of the Annual Appearance Audit. It was decided to continue the audit citing good results generally. There is currently no committee members and two recent volunteers withdrew there names. The Board then decided to do the audit themselves with a Saturday of walking the community noting violations and needed cleanup of homes. Bristol would then create the letters to the community from those notes and mail the audit.

There was brief discussion of a recent announcement of a potential base ball stadium being built near the Bent Tree POA. The Board concluded it would be in the best interest of the Association take no official position pro or con for this project at this time.

Adjournment: Meeting was duly adjourned at 7:52 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was thanks to the Board for a well run, concise meeting where business is conducted efficiently. He then volunteered if needed to help locate the preserve line at the pool to help facilitate the possible tree removal. There was discussion of unacceptable behavior of a resident with reports of cursing, removing landscaping material from other's property and multiple police visits. Neighbors of this individual are asking the Board to help and intervene. Currently there is legal action pending against this individual.