

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

Call to Order and Determination of Quorum:

Present:

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

Absent:

Terry Louis, Director

Those present represent a quorum. Jonathan called the meeting to order at 7:10 pm.

Approval of Minutes: The minutes of May 22, 2013 Board meeting were reviewed by the Board. A **motion** to approve the minute as submitted was made by Tiffany and seconded by Andrea. The motion passed unanimously.

Financial Report: Tiffany began by saying she is pleased we have completed several major projects and still have nice reserve money put back. She reported the projects were paid for with a combination of operating and reserve money and the Board may choose to move some money from reserves to operating at year end. She then reviewed variances in the budget with discussion. Reporting from the June 30, 2013 ending statement she reported \$232,619 cash in the operating accounts, \$274,909 in the Reserve accounts for a total cash position of \$507,529. With Other assets of \$1958 and current Liabilities of \$89,578 Owner Equity stands at \$419,909. Year to date income is \$208,716 with expenses of \$214,854 leaving an YTD budget deficit of \$6138. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted we now have only 3 serious arrears of about \$22,000. These accounts are expected to settle in the coming year.

Committee Reports:

ARC – Irv reported there was one application from 136 Bent Tree Dr. for installing hurricane shutters which was approved. There was a new ARC application submitted at the meeting. There was discussion with Irv saying he will go see the home, talk with the homeowner and report his findings to the full board for approval.

Landscape – Tiffany said she finds the landscaping improved from recent months. She told the Board and membership we have lost some of the aquatic plantings we did around the pond due to high water occurring right after the young plants were installed. The high water will drown the smaller plants. Our aquatics contractor has surveyed the plantings confirming the loss but has agreed to work with the Community to replace them. The Board discussed the pond planting will continue with a long term goal of adding aesthetically pleasing plants that benefit the water quality and promotes wild life.

Pool – Andi said the new pool service, Pool Dogs is doing a good job. She speaks with Travis often during service days. Overall the pool is in good condition and being enjoyed by many residents. She mentioned our general contractor for the pool remodel will be replacing the entry gate at no charge with a more substantial 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: There was brief discussion of the completed projects in the Community with the board and membership being pleased with the results. There was discussion of the Annual Appearance Audit and was said many have responded and corrected violations. There will be a follow up inspection in the near future with plans to walk the Community more frequently.

New Business: There was discussion of the current janitorial service which has not been acceptable in recent months. Discussion resulted in directing Allen to acquire some other quotes for janitorial service and change the current vendor. It was decided to service the recreational area 3 times per week during busy summer season and cut back to 2 times per month in the winter.

Adjournment: Meeting was duly adjourned at 8:02 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was discussion of bad behavior of residents toward neighbors with the complaint asking for the Association to intervene. The Board explained there are limited things the Association can do to help and these types of issues are civil matters and the proper authorities should be contacted. The Board did say they will continue to monitor the ongoing situation with this problem and do what they can to stop the behavior.