

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
September 25, 2013
MINUTES

Call to Order and Determination of Quorum:

Present:

Jonathan Rubins, 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 7:00 pm.

Approval of Minutes: The minutes of July 24, 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 the Association is in good financial standing with a half million dollars in assets and a small budget surplus ytd. She then reviewed variances in the budget with discussion. Reporting from the August 31, 2013 ending statement she reported \$216,199 cash in the operating accounts, \$274,169 in the Reserve accounts for a total cash position of \$490,368. With Other assets of \$4731 and current Liabilities of \$63,314 Owner Equity stands at \$431,785. Year to date income is \$277,274 with expenses of \$274,635 leaving an YTD budget surplus of \$2639. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted we now have 4 accounts over \$2000. Two are foreclosures scheduled for sale in the near future representing a large portion of total AR of \$31,271.

Committee Reports:

ARC – Irv reported were 5 applications all of which were approved. It was discussed that any home owner who is in arrears with assessments may not receive ARC approval until such time they are current with the Association.

- 437 WV remove screening
- 121 BT hard cut trim of tree
- 156 BT removal of tree
- 170 BT refurbish driveway
- 403 WV paint home, remove vines with new landscaping, replace house lights

Landscape – Tiffany said the trim is behind schedule. Although there has been rain she feels the company has a tendency to put off the Bent Tree while servicing other communities. Overall the landscape material looks healthy and acceptable but needs cut. She suggested some additional planting of native plants in the preserve area near 176-178 BT to fill in better around the dog

station. She asked that Superior Waterways look at the aquatic plantings to see what can be salvaged following our very wet, high pond conditions this summer. The Board is still committed to bringing more plantings in and around the pond.

Pool – Andi said she is very pleased with Travis of Pool Dogs. He is doing a nice job with keeping the pool looking nice. She is also watching and so far is happy with the new janitorial service, Clean Source. She said the chairs were recently cleaned and they did a good job.

Manager's Report: Allen said there were no further reports from the manager.

Old Business: Home owner, Allen Arnett of 132 BT presented to the Board for consideration a room addition at the rear of his home. He presented documentation from previous boards, the City of Palm Beach Gardens, drawings and explanations supporting his request to have the Board approve this room addition. Following discussion with questions and answers a **motion** by Tiffany to approve the addition contingent upon Mr. Arnett obtaining approval for site variance and proper permitting from the City was seconded by Andi and passed unanimously.

New Business: There was no new business before the Board at this time.

Adjournment: Meeting was duly adjourned at 8:34 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was brief discussion among the residents in attendance, the Board and manager with no specific topic or complaints.