

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Annual Members Meeting
November 6, 2013
MINUTES

Call to Order and Determination of Quorum:

Present: Jonathan Rubins, President
Irv Reifler, VP
Tiffany Bollis, Treasurer
Andrea Ciampi, Secretary
Terry Louis, Director
Allen Hunter, Bristol Management
Debbie Anzalone, Bristol Management
Jesse Nasianceno, Bristol Management

Absent:

Those present represent a quorum of the Board. There was a quorum of the Membership with 67 persons attending either by Proxy or in person. Jonathan called the meeting to order at 7:15 pm.

Allen produced the Proof of Notice for the Annual Meeting.

Approval of Minutes: The minutes of the 2012 Annual Members Meeting held November 7, 2012 were reviewed and approved as submitted.

Nominations from the Floor: Jonathan asked for nominations from the floor. George Lagos was nominated and the Membership was instructed to write in his name in the space provided on the official ballot.

Introduction of Candidates: The Candidates were then introduced.

Andrea “Andi” Ciampi

George Lagos

Jonathan Rubins

Each Candidate was given the opportunity to speak to the Membership stating their qualifications and reasons for wanting to be elected to the Board of Directors.

Three persons unrelated to any candidate were then asked to count ballots. Ballots were taken and the Election Committee retired with management representatives to tally the vote.

Presidents Report: Jonathan briefly outlined the accomplishments of the Board this past year thanking his fellow Board members for their hard work and dedication to the Community.

Financial Report: Tiffany reported from the September 30, 2013 ending statement saying the Association is in good financial condition. She reported cash in the operating account is \$218,310 with reserves of \$274,211 for a total cash position of \$492,521. With current assets of \$499,251 and current liabilities of \$55,442 equity stands at

\$499,251. Year to date income is \$310,824 with expenses of \$299,453 leaving a surplus of \$11,371. She mentioned there are some unpaid or incomplete projects and the surplus is expected to come down some but expects to end the year with a modest budget surplus. She concluded by saying AR is down substantially with 3 pending foreclosures expected to be resolved in the coming year.

Andrea then spoke about the proposed baseball stadium located adjacent to the Community saying the residents have clearly communicated to the Board their nonsupport of this project. She said she would be attending the City hearing the following night to voice this opposition reading her prepared statement. She encouraged all residents to be in attendance at this meeting as well.

At this time Allen returned with the election results announcing Andrea Ciampi and George Lagos have been elected to serve a two year term with the Board of Directors.

The 2014 Board of Directors will be:

**Tiffany Bollis
Andrea “Andi” Ciampi
George Lagos
Terry Louis
Irv Reifler**

New Business – Open Forum: Jonathan Rubins was thanked for his past service to the Community. There was further discussion of the baseball stadium. There were questions, comments and concerns voiced by the Membership.

Adjournment: The meeting was duly adjourned at 7:55 PM.

ORGANIZATIONAL MEETING

The Organizational Meeting was called to order at 8:10 PM. The Board of Directors then selected Officers of the Board resulting in the following:

**President – Andrea Ciampi, 2 year term
Vice President – Irv Reifler, 1 year remaining
Secretary – George Lagos, 2 year term
Treasurer – Tiffany Bollis, 1 year remaining
Director – Terry Louis, 1 year remaining**

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Allen Hunter, LCAM