

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 27, 2016

Eastpointe Country Club

13535 Eastpointe Blvd.

Palm Beach Gardens, FL 33418

MINUTES

Call to Order and Determination of Quorum:

Present: Andrea "Andi" Ciampi, President
Eric Larriviere, Vice President
Irv Reifler, Treasurer
Allen Arnett, Secretary
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:00 pm. Directly after calling the meeting to order, Andrea announced George Lagos' resignation letter. The Board accepted George's resignation, and will run as a 4 member Board until such time a new, 5th, Board member is appointed.

Approval of Minutes: Irv Reifler made a **motion** to approve the minutes of the November 11 and November 18, 2015 Board meetings. The **motion** was seconded by Eric Larriviere and the motion carried unanimously.

Financial Report: Irv reported from the December 2015 financials saying it is very similar to last month with all activity to date on track, equity is increasing and the Association is in good financial condition. There is \$376,483 in the operating accounts and \$373,459 in the reserve accounts giving total cash position of \$749,942. With assets of \$747,116 and liabilities of \$51,980 equity stands at \$695,136. All lines items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. One delinquent account is a bank foreclosure and bankruptcy which puts collection efforts on hold. The bankruptcy is still in effect, and there has been no change with that account. AR is still very good and greatly improved over the last 2 years. Irv went over the informational notes from the CPA's letter on their review.

Committee Reports:

ARC – Irv reported there has been 6 requests since the last meeting.

- 141 BT – Landscape Request – Approved
- 309 TW – Hot Tub in Backyard – Approved
- 120 BT – Landscape Request – Approved
- 185 BT – Removal of Trees near Foundation – Approved
- 132 BT – Landscape Request – Approved
- 120 BT – Gutters - Approved

Landscape – Andrea reported that Sago met with herself and Cody, along with Ben who will now be overseeing the account. There were prior issues with the previous employee working with Bent Tree and the Association requested a new person to oversee Bent Tree' account. Going forward, Ben will work with Cody and Andrea and hopefully things will go much smoother than before.

Pool – Andrea reported pool is in good shape. Envera will be installed soon near the pool for active monitoring of the pool area

Welcome – Kathy Sorkin was unable to attend and there was no report.

Compliance Committee – Compliance committee met and fines were assessed; some homeowners were given more time to correct.

Old Business:

Envera – Envera project is moving along. The pool monitoring should be available soon and installation is forthcoming.

New Business: None at this time.

Adjournment: Meeting was duly adjourned at 8:30 pm.

Respectfully Submitted,
Cody Clarke, LCAM