

**BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**February 24, 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  
Irv Reifler, Treasurer  
Allen Arnett, Secretary  
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:30 pm.

**Appointment of Additional Board Member:** The Board is currently running with a 4 member Board since George Lagos’ resignation. Andrea made a **motion** to appoint Nicholas Berschak to fulfill the remaining term of Director-at-large. Irving Reifler seconded the **motion** and the motion carried unanimously.

**Approval of Minutes:** Irv Reifler made a **motion** to approve the minutes of the January 2016 Board meeting, with one correction to a typo of the month of the financial report that was reviewed. The **motion** was seconded by Eric Larriviere and the motion carried unanimously.

**Financial Report:** Irv reported from the January 2016 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 \$403,450 in the operating accounts and \$330,729 in the reserve accounts giving total cash position of \$734,179. With assets of \$742,331 and liabilities of \$100,641 equity stands at \$641,689. 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. Irv also requested a more up to date A/R list.

**Committee Reports:**

**ARC** – Irv reported there has been 1 request since the last meeting.

- 113 BT – Replace Garage Coach Lights – Approved

**Landscape** – Andrea reported that Sago has been doing much better since Ben has taken over management of the account. A homeowner made a complaint that when Sago lays the new sod in the minimal areas they are replacing, they are just throwing the sod down and not cutting it in. This will be mentioned to Sago so they cut the sod in and don’t just lay it down.

**Pool** – Andrea reported pool is in good shape. Envera pool monitoring has already been installed at the pool and is monitoring well. We have already received numerous reports and footage of people

being told to leave the pool area after dusk, and they are complying. Pool gate hinges need to be replaced.

**Welcome** – Andrea is going to take over the duties of the welcoming committee going forward.

**Tennis** – The gate at the tennis court has been removed and fixed and we are just waiting on the locks to be reinstalled.

### **Old Business:**

**Fountain** – A request was made to revisit the fountain quotes next meeting. The quotes originally obtained will be provided then.

**Reclaimed Water in Lake** – The water levels in the lake are very low. After further research, it was found that the water utility company was running water sampling and tests on the water quality.

**Envera** – Envera didn't compact the dirt under the pavers on the exit side and some are already sinking. They also needed to replace some areas of sod and flowers that were dug up. These requests will be made to Envera.

**Community Audit** – The community audit guidelines/items to be inspected will include the following:

- Roofs
- Painted surfaces
- Driveways (non-hairline cracks)
- Garages (lights, and address on garage must exist and be functioning)
- Windows
- Landscaping

### **New Business:**

**Neighbor to Neighbor** – The webmaster of the Bent Tree website added a section called Neighbor to Neighbor. Residents may submit reviews/recommendations of vendors, through the website, and these will be listed on the website for viewing by other homeowners.

**Adjournment:** Meeting was duly adjourned at 8:18 pm.

Respectfully Submitted,  
Cody Clarke, LCAM