

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 23, 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
Nicholas Bereschak, Director
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:07 pm.

Approval of Minutes: Irv Reifler made a **motion** to approve the minutes of the February 2016 Board meeting. The **motion** was seconded by Nicholas Bereschak and the motion carried unanimously.

Financial Report: Irv reported from the February 2016 financials. There is \$380,451 in the operating accounts and \$330,849 in the reserve accounts giving total cash position of \$711,301. With assets of \$829,701 and liabilities of \$168,108 equity stands at \$661,593. All lines items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. Irv asked why there was \$103,000 under the reserves Due From Operating line and this was discussed as the reserve transfer that had been voted in previously. The Board requested the financials be adjusted for the Annuals line item as the 2015 expense had been applied to 2016. The Board also requested a write off of \$0.26 balance on 110 Bent Tree’s account. 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. This one account, accounts for 74% of the delinquencies.

Committee Reports:

ARC – Irv reported there has been 12 requests since the last meeting.

- 465 WV – Gutters – Approved
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- 119 BT – Landscaping and Tree Replacement – Approved
- 308 TW – Tree Replacement – Approved
- 130 BT – Pavers and Rear Screen Patio – Approved
- 115 BT – Tree Replacement – Approved
- 137 BT – Pavers and Driveway Widening – Approved
- 318 TW – Tree Replacement – Approved
- 120 BT – Front Door Replacement – Approved
- 120 BT – Move Spa to Back of Patio – Approved
- 120 BT – Back Window Replacement with Impact Window – Approved
- 120 BT – Replace Gate – Denied; Not in accordance with documents.

Landscape – Andrea reported that Sago has not been doing the sod replacement anymore and they will be contacted. They have also been leaving rear gates open to homes, which they will also be spoken to about as well.

Pool – Andrea reported pool is in good shape. Gate hinges were discussed and they will be replaced with new black, self-closing hinges.

Welcome – Andrea took over the duties of the welcoming committee and is visiting new residents.

Tennis – Paul created a report on the tennis courts, which was discussed. The windscreens on the courts need to be tied up to the fence again.

Old Business:

Community Audit – The community audit will take place soon. In terms of driveways, after we determine how many driveway violations there are, the Board thought that we should consider finding a vendor to give a bulk price for repair/replacements.

Envera – The Board wants to see if in Envera's welcome message, they can mention the side of the road for parking on the street for that day. A request was also made to have the exit bars and gates open at the same time,

New Business:

Speeding in Neighborhood – Nick will call Assistant Chief Shannon for ideas to resolve speeding issues since the police won't issue tickets within the community.

Parking Patrol – The start of the day for parking ticketing purposes will now begin at 10am. Andrea made a **motion** to restrict parking on curves on the street and paint the roadway on the curve to reflect this. Allen seconded the **motion** and the motion passed unanimously. Allen will brainstorm ways to mark the roads to reflect this.

Adjournment: Meeting was duly adjourned at 8:52 pm.

Respectfully Submitted,
Cody Clarke, LCAM