

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 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
Nicholas Bereschak, Director
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:02 pm.

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

Financial Report: Irv reported from the March 2016 financials. There is \$288,736 in the operating accounts and \$437,408 in the reserve accounts giving total cash position of \$726,144. Total Assets are \$736,537, current liabilities are \$100,577, and equity is \$635,960. All lines items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. Irv asked why the Security line item expenses were at \$0. Envera Security Systems is just late in their billing and this should even out down the road. 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.

Committee Reports:

ARC – Irv reported there has been 11 requests since the last meeting.

- 452 WV – Tree Removal – Approved
- 126 BT – Tree Replacement – Approved
- 320 TW – 3 Tree Replacements – Approved
- 120 BT – Landscape Replacements – Approved
- 120 BT – Tree Removal – Approved
- 322 TW – Tree Removal – Approved
- 128 BT – Tree Removal – Approved
- 188 BT – Gutter Installation – Approved
- 428 WV – Tree Replacement – Approved
- 137 BT – Door Painting – Approved
- 435 WV – Replace Garage Lights and Landscape Replacements – Approved

Landscape – Andrea reported that a meeting has been arranged with Sago as we have recently learned that Ben is no longer with the company.

Pool – Andrea reported pool is in good shape. Gate hinges were 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 and stated that he had no complaints about the tennis area and that everything looked to be in good shape.

Old Business:

Lake Fountain – Andrea made a **motion** to accept the quote from Aquagenix for \$6920 for a new lake fountain. Irv seconded the **motion**, and the motion carried unanimously.

Fertilization/Pest Control/Weed Control – The Board would like to take Fertilization/Pest Control/Weed Control out of Sago's contract. Sago indicated their price, and two other vendors submitted quotes. Eric made a **motion** to accept the agreement from Vulcan Pest Control, but stated that we should try to negotiate some sort of savings on the agreement. Nicholas seconded the **motion** and the motion carried unanimously.

New Business:

Board Member Certification – Board members need to be certified within 90 days of appointment to the Board. A form was provided, as well as Board Member Certification course options, to the Board members.

Adjournment: Meeting was duly adjourned at 7:57 pm.

Respectfully Submitted,
Cody Clarke, LCAM