

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 25, 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
Nicholas Bereschak, Director
Cody Clarke, FirstService Residential

Those present represent a quorum. Andrea called the meeting to order at 7:08 pm.

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

Financial Report: Irv reported from the April 2016 financials. There is \$324,241 in the operating accounts and \$403,133 in the reserve accounts giving total cash position of \$727,375. Total Assets are \$752,620, current liabilities are \$108,240, and equity is \$633,379. 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 so low. Envera Security Systems is finally getting caught up on their billing and the financials will be updated 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. The high amount of legal fees was due to the contract review of the Envera contract and all of the addendums that were worked on for the contract.

Committee Reports:

ARC – Irv reported there has been 8 requests since the last meeting.

- 140 BT
- 188 BT
- 151 BT
- 124 BT
- 428 WV
- 182 BT
- 471 WV
- 302 TW

Landscape – The Board agreed to mulch twice a year, and this will be completed soon. Vulcan has started with the fertilizing, pest control and weed control and is doing a good job so far, and looks to be a professional outfit with the amount of equipment and manpower being devoted to the community.

Pool – Andrea reported pool is in good shape and that there was nothing further to report.

Welcome – No report.

Tennis – No report.

Compliance – 226 Violations were issued in the initial audit. Only 56 of those violations remained after the compliance dates and now there were only 7 violations that didn't respond or request an extension.

Old Business:

Speed In Community – Nick spoke to Officer Lawrence of the traffic division of the Palm Beach Gardens Police Department. Some methods they could use were increasing the amount of patrols in the community, setting up radar if there is a suitable location and issuing warnings, etc. One idea given was odd number speed limit signs because the variance from normal speed limits would catch some people's attention. The Board is going to review this for another month.

Adjournment: Meeting was duly adjourned at 7:51 pm.

Respectfully Submitted,
Cody Clarke, LCAM