

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
July 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 7:08 pm. Andrea reiterated Robert’s Rules of Order and stated that owners would have time to speak at the end of the meeting during open forum.

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

Financial Report: Irv reported from the June 2016 financials. There is \$286,301 in the operating accounts and \$415,790 in the reserve accounts giving total cash position of \$702,091. Total Assets are \$716,335, current liabilities are \$73,391, and equity is \$642,944. All lines items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. Irv asked why the Annuals line item was over budget. This was probably a 2015 expense that was billed late, but this will be looked in to.

Committee Reports:

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

- 134 BT – New Concrete Driveway and Walkway – Approved
- 120 BT – Landscaping Changes – Approved
- 169 BT – 2 New Palms in Rear – Approved
- 151 BT – Landscaping Changes – Approved
- 163 BT – Screen Enclosure & Satellite Dish – Approved
- 401 WV – Removal Only of Dead Hedges – Denied, Needs to be Replaced
- 443 WV – Paint Exterior - Approved

Landscape – Allen Arnett reported on the buffer areas, stating that they are growing well but we will need the preserve maintenance company to maintain these areas going forward if the vines and invasive plants become an issue.

Pool – Andrea reported pool is in good shape, but that the deck needs to be re-sealed and the gate around the pool needs to be pressure washed.

Welcome – No report.

Tennis – No report.

Old Business:

Gate Strikes – Andi spoke with the Palm Beach Gardens police and they informed her that they could possibly treat the gate incidents as accidents, so that the Association could contact the insurance agencies. The Board agreed to just bypass this, and make the homeowners responsible for themselves, or their tenants and/or contractors.

Leasing Restrictions – Andi suggests that the Board look into amending the documents in regards to leasing restrictions. The Board will come up with more guidelines and coming up with a cap on rentals. This will be looked into further and will need a vote of the community membership.

Adjournment: Meeting was duly adjourned at 7:59 pm.

Respectfully Submitted,
Cody Clarke, LCAM