

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 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
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. 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: Allen Arnett made a **motion** to approve the minutes of the July 2016 Board meeting. The **motion** was seconded by Eric Larriviere 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 line items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. The previous 2015 annuals expense that was mis-classed to 2016, was re-classed to 2015 so the line items reflected correctly.

Committee Reports:

ARC – Irv reported on 1 ARC request.

- 116 BT – Outstanding pending quotes from licensed and insured contractors.

Landscape – The Board discussed Vulcan Pest Control’s services. Vulcan has been responsive and present and taking care of issues in a swift manner. Some are not seeing major changes, but this may take a while to notice. The Board will be reviewing quotes from new landscape vendors at the next meeting.

Pool – Andrea reported pool is in good shape, and that the deck was recently re-sealed.

Welcome – No report.

Tennis – No report.

Old Business:

Leasing Restrictions – The Board discussed possible amendments to the Declaration of Covenants. The Board would be interested in presenting an Amendment to the community in which leasing was restricted to only 5% of the community, all current rented units will be able to continue to lease until either the homeowner moves in or sells the home to another owner, no new rentals would be permitted if the Association is over the 5% cap, and there would be a hardship clause for owners in a poor financial position that would be up to the Board to approve or not, and the hardship would expire after 12 months.

Adjournment: Meeting was duly adjourned at 7:47 pm.

Respectfully Submitted,
Cody Clarke, LCAM