

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 28, 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

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 August 2016 Board meeting. The **motion** was seconded by Nicholas Bereschak and the motion carried unanimously.

Financial Report: Irv reported from the August 2016 financials. Irv had questions of why so much had been budgeted for gate repairs and why so much money had been spent in legal fees. This will be reviewed and discussed at a later time.

Committee Reports:

ARC – Irv reported on 1 ARC request.

- 116 BT – Approved
- 121 BT – Approved
- 163 BT – Approved
- 126 BT – Approved
- 302 TW – Not approved, must meet first to go over plans with homeowner.

Landscape – No report.

Pool – Andrea reported pool is in good shape, and that the roof of the pool cabana will be cleaned soon. There is one flood light on the corner of the pool cabana that is on all the time and needs repair.

Welcome – No report.

Tennis – Paul reported that one light at the courts are out. He also indicated the gate needs to be adjusted. He also recommended replacing the sign on the gate as well as two additional benches.

Old Business:

Leasing Restrictions Amendment – Andi explained that a letter with voting information will be going out to the community soon with information and instructions for voting on proposed amendments to the Association Documents.

Landscape Contract – The Board of Directors reviewed 3 bids for landscaping contractors. After careful review and discussion, Eric Larriviere made a **motion** to accept the bid from Precision Landscape and to terminate Sago Landscaping effective November 1st. Irv Reifler seconded the **motion** and the motion carried unanimously.

Preserve, Lake and Fountain Maintenance – The Board reviewed 3 different bids for preserve maintenance, lake maintenance and fountain maintenance. After careful review, Andrea Ciampi made a **motion** to terminate C&N Environmental Services for Preserve Maintenance, terminate Superior Waterways for lake maintenance, and accept Aquagenix bid for Preserve, Fountain and Lake Maintenance. Irv Reifler seconded the **motion** and the motion carried unanimously.

Adjournment: Meeting was duly adjourned at 8:10 pm.

Respectfully Submitted,
Cody Clarke, LCAM