

# **BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**

## **Board of Directors Meeting**

**February 22, 2017**

**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 made a **motion** to approve the minutes of the January 25th meeting. The **motion** was seconded by Nick and the motion carried unanimously.

**Financial Report:** Irv reported that there was currently \$328k in the operating accounts and \$439k in the reserve accounts, giving the Association a total cash position of \$767k. Other assets are currently at \$25k, leaving the total Association assets at \$796k. Liabilities are currently at \$91k and equity is currently at \$704k. Irv concluded that the Association was in a healthy financial condition.

### **Committee Reports:**

**ARC** – Lisa reported on the recent ARC applications:

- 321 Timberwood – Shutters – Approved
- 103 Bent Tree – Landscaping –Not Approved Yet, Pending Insurances and Licenses

**Landscape** – Andi reported that there were dead flowers at the entry due to a broken irrigation timer which has now been corrected. Precision will fertilize these and attempt to restore the flowers; they offered to replace the flowers and add in as necessary. The communication from Precision needs improvement and Andi has met and discussed this with Rick, requesting improvement in this regard.

**Pool** – The lock at the pool is fixed now.

**Welcome** – No report.

### **Old Business:**

**Traffic Logix Sign** – We are still waiting on the delivery of the sign.

**Preserve Update** – The plants that were planted in front of the preserve near 173 Bent Tree are not doing well. Aquagenix will continue to hand water and see if they come back, and will replace if not. Allen Arnett met with Aquagenix and walked the buffer zones and they will be generating a report for the Association, to send to the City of Palm Beach Gardens.

**Adjournment:** Meeting was duly adjourned at 7:48 pm.

Respectfully Submitted,  
Cody Clarke, LCAM