

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 22, 2017

FirstService Residential

11621 Kew Gardens Ave., Suite 200

Palm Beach Gardens, FL 33410

MINUTES

Call to Order and Determination of Quorum:

Present: Andrea “Andi” Ciampi, President
Eric Larriviere, Vice President
Nicholas Bereschak, Director

Those present represent a quorum. Andrea called the meeting to order at 7:05 pm.

Approval of Minutes: Eric made a **motion** to approve the minutes of the previous meeting. The **motion** was seconded by Nick and the motion carried unanimously.

Financial Report: Cody reported on the financials since Irv was not present. The Association is in healthy condition and should move roughly \$100k to reserves, and keep the remainder of surplus in the operating as a capital cushion. Andi made a **motion** to transfer \$100k from operating to reserves. Eric seconded the **motion** and the motion carried unanimously.

Committee Reports:

ARC – Lisa has resigned from the committee and Andi will handle the reporting going forward:

- 138 BT – Landscaping Palm Tree Replacement – Approved
- 432 WV – Shutters – Approved
- 191 BT – Removal of Pine – Approved
- 143 BT – Tree Removal – Pending

Landscape – Jim Levin has joined the landscape committee. There was further discussions regarding the performance of the landscapers. Other landscapers will be reached out to and the Board will obtain quotes for alternative options.

Pool – The lock at the pool is fixed now.

Welcome – No report.

Compliance – 419 and 458 Woodview are not in compliance with their roof cleaning and front yard grass. The Board agreed to fine \$100/day until corrected, following a compliance committee hearing.

Old Business:

Traffic Logix Sign – Sign is going to be delivered soon and Nick will work on having it put up and setting up the software for it.

Adjournment: Meeting was duly adjourned at 8:04 pm.

Respectfully Submitted,
Cody Clarke, LCAM