

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

## **Board of Directors Meeting**

**April 26, 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  
Irving 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:** Eric made a **motion** to approve the minutes of the previous meeting. The **motion** was seconded by Irving and the motion carried unanimously.

**Financial Report:** Irv reported on the March financials, in regards to the account balances, and variances in the line items. Irv also reported on the delinquencies; 315 Timberwood will be sent for collections due to the delinquency.

### **Committee Reports:**

#### **ARC**

- 302 TW – Landscaping – Approved
- 321 TW – Impact Glass – Approved
- 460 WV – Hurricane Garage Door – Approved
- 452 WV – Garage Lights – Approved
- 160 BT – Relocation of Foxtail, Impact Windows and Doors, Trees – Approved

**Landscape** – There will be a later discussion regarding the landscape vendor.

**Pool** – A discussion was brought up regarding possible conversion of the community pool to a salt water pool. The Board will further research this option.

**Welcome** – No report.

**Compliance** – All violations not rectified will be sent to compliance for hearing, and will be fined \$100/day if not rectified by the hearing date, and upon hearing committee approval.

### **Old Business:**

**Community Landscaper** – Three companies bid on the landscape maintenance of the community. The Board considered two of the companies as a new option. After further discussion, Eric made a **motion** to hire From The Ground Up Landscaping to take over the landscaping of all of the homes and common areas. Allen seconded the **motion** and the **motion** carried unanimously.

**Individual Home Landscaping** – The Board discussed a home who was not maintaining their landscaping according to community standards. Andrea and Cody will work with the Association’s attorney to try to get this homeowner to maintain their landscaping more frequently, in accordance with the rest of the community.

**Adjournment:** Meeting was duly adjourned at 8:44 pm.

Respectfully Submitted,  
Cody Clarke, LCAM