

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

## **Board of Directors Meeting**

**July 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 7:00 pm.

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

**Financial Report:** Irv reported on the June financials, in regards to the account balances, and variances in the line items. Irv also reported on the delinquencies. There was a question as to the YTD variance and why the amount was so high. Cody will look into this and report back to the Board. Eric made a **motion** to waive late fees for homeowners for this quarter due to the accounting conversion. Andi seconded the **motion** and the motion carried unanimously.

### **Committee Reports:**

**ARC** – Andi reported on recent ARC applications.

**Landscape** – No report

**Pool** – The discussion regarding saltwater pool conversion was revisited. The Board decided to table this to a later meeting where an additional bid could be obtained.

**Welcome** – No report.

**Compliance** – No report.

### **Old Business:**

**Rental Amendments** – The rental amendments received the necessary votes to pass the amendments. The Association’s attorney filed the amendment with the Clerk of Court and the amendment was mailed along with a cover letter to all of the homeowners.

**Speed Sign** – The speed sign is working well for speeders in the community. The flashing light is doing a good job of warning drivers when they are excessively speeding.

**Board Resignation** – Irving Reifler announced that he would be resigning from the Board of Directors. The Board thanked him for his many years of service and wished him the best of luck.

**Adjournment:** Meeting was duly adjourned at 8:02 pm.

Respectfully Submitted,  
Cody Clarke, LCAM