

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 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
Allen Arnett, Secretary
Nicholas Bereschak, Director

Those present represent a quorum. Andrea called the meeting to order at 7:00 pm.

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

Financial Report: Cody reported on the July financials, in regards to the account balances, and variances in the line items, and also reported on the delinquencies.

Committee Reports:

ARC – Andi reported on recent ARC applications.

- 126 BT – Door Replacements – Approved
- 106 BT – Front Landscaping – Approved
- 106 BT – Impact Windows – Approved
- 166 BT – Paint - Approved

Landscape – The Board discussed the tree trimming that would be required in the community.

Pool – The discussion regarding saltwater pool conversion was revisited. 3 quotes were reviewed by the Board and Eric made a **motion** to convert the pool to a saltwater system using American Pool Service to do the work, contingent upon the company matching the warranty period offered by Atlantic Pool Maintenance. Nick seconded the **motion** and the motion passed unanimously.

New Business:

New Board Member – Eric made a **motion** to fill the empty seat on the Board of Directors and to appoint him as treasurer. Nick seconded the **motion** and the motion passed unanimously.

Association General Counsel – The Board was unhappy with how the Association’s counsel handled a recent situation regarding the landscaping of a home, and were presented with 3 alternative law firms. They will review the retainer agreements and discuss this matter at the next meeting.

Adjournment: Meeting was duly adjourned at 7:42 pm.

Respectfully Submitted,
Cody Clarke, LCAM