

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 24, 2018

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
Jim Levin, 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 Jim and the motion carried unanimously.

Financial Report: Jim reported on the November financials because the year-end financials are always reviewed in depth prior to release and should be available in the next 1-2 weeks. The Board discussed the delinquent accounts and there were two specific homeowners that Cody and Andi would attempt to reach out to first, before sending their accounts to the Association’s attorney for collections; any other delinquent homeowners would be turned over for collections.

Committee Reports:

ARC – Andi reported on recent ARC applications.

- 103 BT – Landscaping – Approved
- 320 TW – Doors, Shutters and Windows – Approved
- 417 WV – Shutters – Approved
- 208 BT – Tree Removal and Replace With Sod – Approved
- 106 BT – Removal of Avocado Tree – Approved
- 103 BT – Glass Inserts in Front Door – Approved
- 442 WV – Shutters – Approved
- 172 BT – Shutters – Approved
- 435 WV – Swing – Approved

Landscape – The Board discussed a few minor landscaping issues but stated that as a broad statement, the landscapers are doing a much better job overall.

New Business:

Pool Deck Pavers – The Board reviewed multiple bids from Pool Deck Pavers Contractors and went over specifications and pricing. After discussion, Andi made a **motion** to approve the quote from Master Brick Pavers, provided they are agreed to a more formal contract as their current proposal was not very detailed. Eric seconded the **motion** and the motion passed unanimously.

Speed Sign – Nick reminded everyone that a second speed sign was budgeted for and should be ordered soon.

Violation Audit – The yearly violation audit is complete. Cody will make follow up inspections and schedule hearings for all those that are not in compliance.

Adjournment: Meeting was duly adjourned at 8:19 pm.

Respectfully Submitted,
Cody Clarke, LCAM