

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 28, 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 Nick and the motion carried unanimously.

Financial Report: Jim reported on the end of year financials and where we stood at the end of 2017. The fining results were discussed briefly as well as the collection accounts. Andi and Cody attempted to reach out to a few of the homeowners with no luck, so those accounts will be sent for collections.

Committee Reports:

ARC – Andi reported on recent ARC applications.

- 113 BT – Paint – Approved
- 173 BT – Landscaping – Approved
- 320 TW – Windows and Shutters – Approved
- 438 WV – Paint Front Door – Approved
- 173 BT – Replace Fence and Remove Tree – Fence approved, not tree removal without approval from City Forester.

New Business:

Violation Audit – Fines are being issued for those who did not comply with their violations. A discussion was brought up regarding some of the wording in the letters. The Board was ok with most of the wording in the violation letters, but just had a few changes to some of the sentences in the templates.

Pool Gate Locks and Springs – There was a discussion regarding the pool gates and the back cul-de-sac gate. The Board requested that Cody arrange to have the latch and the hinges at the pool gate replaced. A request was also made to add electronic locks to the back cul-de-sac gate as well as the pool gate. Cody will get a price and have this completed.

Pool Camera – Someone was recorded on the security camera at the pool, placing a bag over the camera to block the view. After discussion, the Board felt it would be best to install a camera on the cabana opposite of the other camera to see more angles in case this happens again.

Tree Trimming – A quote was presented by the landscapers for the trimming of all of the palm trees and hardwood trees in the front yards of all the homes. Comparison prices from other tree companies were also reviewed to compare pricing. After discussion, Allen made a **motion** to accept the quote from “From The Ground Up” (current landscapers) to add twice a year palm tree trimming, and once a year hardwood trimming, for all front yard trees, to the current landscaping contract. Eric seconded the **motion** and the motion passed unanimously.

Adjournment: Meeting was duly adjourned at 8:51 pm.

Respectfully Submitted,
Cody Clarke, LCAM