

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting
August 22, 2018
Eastpointe Country Club
13535 Eastpointe Blvd.
Palm Beach Gardens, FL 33418

MINUTES

Call to Order and Determination of Quorum:

Present: Andrea “Andi” Ciampi, President
Eric Larriviere, Vice President
Allen Arnett, Secretary
Jim Levin, Treasurer
Nick Bereschak, Director

Those present represent a quorum. Andrea called the meeting to order at 7:00 pm. 5 homeowners were also in attendance.

Andi introduced the new property manager, Patti Padron from Campbell Management

Approval of Minutes: Jim made a motion to approve the minutes of the previous meeting with one correction. The motion was seconded by Eric and the motion carried unanimously.

Financial Report: Jim reported on the July financials and read the report he distributed to the Board.

Committee Reports:

ARC – Andi reported on recent ARC applications.

- 463 Woodview- landscaping
- 186 BT – front door

Landscape – Patti Padron reported that she received a call from the City of Palm Beach Gardens regarding the area on 117th that has not been getting maintained. Patti and Tony from Ground Up (G/U) met with the City on-site and discussed the area that Bent Tree is responsible for maintaining. Since the meeting G/U has cleaned the area and will continue to maintain it. Mark Hendrickson had mentioned the area along the fence that was lacking cocoplum plants and need to be replaced. Allen reported on the buffer and that cleanup is needed on the potato vine. Patti was asked to get a quote from G/U.

Pool – Andi reported that new heater/chiller is working great, the new bathroom doors have just been ordered, the missing circles in the fence have been replaced and the bench looks great. The new doors will only have a lock and no more code.

Old Business:

Back Gate – The Mag Lock has been installed and seems to be working well. Gate will remain locked from 11:30PM – 5 AM.

Parking Patrol/Ticket – Fine Approval - The Board again reviewed the first and second offense warning tickets and discussed a few changes. Patti will make the changes as approved and get a letter out to the residents advising of the ticketing procedure. Andi reported that she and Patti will be meeting with United K-9 on Friday to go over the ticketing procedure and the start date for ticketing of Monday, September 10th.

Irrigation near 174 – The board reviewed the water bills provided by the resident of 174. **Eric made a motion to approve the proposal from Ground Up to install a meter and tap into 174 irrigation and offer the owner of 174 an extra \$50 per month in addition to the cost of her monthly water bill. The motion was seconded by Jim and the motion carried unanimously.**

Radar signs – Nick did a great present of the data from the traffic signs. Andi agreed to check with Chief Shannon regarding an agreement to patrol the neighborhood.

New Business:

Bulletin Board – The board agreed on the cedar color to replace existing board at the front gate. Patti will place the order.

Other Business:

Front Gate – Patti was asked to check with Royce on a maintenance agreement for the swing gates and motors.

Speed bumps – It was reported mentioned that permits may have been required to install the speed bumps. Patti was asked to check on this.

Adjournment: Meeting was duly adjourned at 8:43 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management