

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 26, 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 – via skype

Nick Bereschak, Director

Those present represent a quorum. Andrea called the meeting to order at 7:00 pm. 4 homeowners were also in attendance.

Approval of Minutes: Allen made a motion to approve the minutes of the August 22, 2018 meeting. The motion was seconded by Nick and the motion carried unanimously.

Financial Report: Jim reported on the August financials and read the report distributed to the Board prepared by Pam at Campbell and thanked them for a job very well done on the report. The preliminary budget needs to be prepared. Jim also reported that investments are needed for the reserve funds. Patti was asked to provide a draft to the Board so that a budget workshop can then be held to discuss.

Committee Reports:

ARC – Jim reported on recent ARC applications all of which were approved.

- 211 Bent Tree – fence around pool
- 442 Woodview – remove dead tree and replant
- 174 Bent Tree – install generator
- 126 Bent Tree – replace dead hedge in rear and install ixora
- 158 Bent Tree – landscape front
- 174 Bent Tree – accordion shutters
- 438 Woodview – remove Mahogany tree
- 320 Timberwood – repaint driveway and walkway

Landscape – Patti Padron reported that the cocoplums on 117th have been filled in, Allen confirmed and that they look good. Ground Up still needs to give proposal for cleaning of the potato vine and buffer areas. Morag reported on the landscaping that will be done in the pool area around the bench. Gutters will also need to be installed at each end of the cabana. Patti was asked to get prices.

Pool – Andi reported that new heater/chiller is still working great, the new bathroom doors will be installed next week and 2 chairs are out to be fixed.

Radar signs data – Nick presented the data from the traffic signs since the last meeting. Fewer people are speeding.

Fining

Violation Letters - The Board reviewed each letter. There are a few changes to be made but do not want the letters held up. Andi will make the changes and get them to Patti.

Draft - Fine Procedure - **Andi made a motion to approve the procedure. The motion was seconded by Allen and the motion carried unanimously.** A copy will be sent to all residents.

Draft - Hearing Committee Protocol - **Andi made a motion to approve the protocol. The motion was seconded by Nick and the motion carried unanimously.** A copy will be sent to the committee.

Violations Report- Patti reported that 50% of the violations have been cured. 26 2nd letters have been sent to those that did not comply.

Old Business:

Update on Parking Patrol/Ticket – Patti reported that ticketing is taking place since September 10th and 2 residents have received a 2nd notice.

Irrigation near 174 – Patti reported that an email was sent to the owner with an offer to install the meter which would be read monthly and the Association would pay the cost for that water used from reading plus an additional \$50. No reply has been received to date.

New Business:

Draft Welcome Letter – The letter was reviewed and approved with one change. Patti was asked to include the information sheet from the website with the letter.

Sample For Sale Sign – The Board agreed that any professional sign could be used.

M&H Pressure Cleaning Contract - **Andi made a motion to approve the 3 year contract for M&H of which the cost will remain the same. The motion was seconded by Nick and the motion carried unanimously.**

Other Business:

Front Gate – Andi reported that we had a lightning event that caused a lot of gate issues and Envera has been working on the problems. A meeting was also held with Andi, Patti, Jim and Envera regarding service.

Adjournment: Meeting was duly adjourned at 8:22 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management