

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

October 24, 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. Patti Padron, LCAM from Campbell Management was present and also 3 homeowners were in attendance.

Approval of Minutes: Jim made a motion to approve the minutes of the September 26, 2018 meeting with 2 corrections. The motion was seconded by Nick and the motion carried unanimously.

Financial Report: Jim reported on the September financials and read the report distributed to the Board. Jim then reported that he, Andi and Patti met to discuss the proposed draft budget prepared by Pam at Campbell and distributed a copy to the Board. Jim then explained some line items in need of adjustment. There has been no increase in 4 years and this year we are looking at a possible \$50 per quarter increase. We are waiting for the Reserve Study and hope to have by Friday to determine the amount needed to fund reserves. Andi reported that account #180 has settled with the attorney.

Committee Reports:

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

- 308 Bent Tree – accordion shutters
- 201 Bent Tree – gutters
- 181 Bent Tree – pool enclosure
- 438 Woodview – remove Mahogany tree and re-landscaped

- 177 Bent Tree – pavers pending

Landscape – Andi reported that Ground Up removed 6 dead trees from the preserve area by the pool and a few new trees will be installed along with some ground plants. We are still waiting for a proposal for cleaning of the potato vine and buffer areas; the Gutters have also been installed. There were complaints of a lot of weeds in yards. Patti will schedule a landscape meeting with David and/or Tony.

Pool – Andi reported that the stucco work has begun around the new bathroom doors and they will be painted by the end of the week, the pool garden will be in soon and Patti was asked to have chiller tuned off.

Radar signs data – Nick did a great job in presenting the data from the traffic signs since the last meeting. Fewer people are speeding. One sign was turned off for a week and the results showed that 21% were still speeding. When turned back on 18%. Results show that the signs are working.

Violation Letters - There are still changes to be made to the letters. Nick provided Andi with the old FSR letters and she will make the changes and get them to Patti. Patti agreed to be timelier with violations.

Old Business:

Irrigation near 174 – Andi Patti reported that the agreement prepared by the attorney was sent to Mrs. Hudson for her review and comments and in the end she did not agree with some of the stipulations. Patti was asked to move forward in contacting the City for the cost to install a meter. The other option would be to plant the same ferns that are in the swale area on Woodview.

New Business:

Gate maintenance Proposals: Eric made a motion to approve the proposal from Bartlett Bros. for \$95.00 per month. The motion was seconded by Allen and the motion carried unanimously.

Other Business:

School Bus Stop - Andi reported that the bus stop has been moved to another location outside the community and thanked Bruce Ostreich for his efforts in getting this done.

Rental Cap Wait List – It will need to be decided as to how to go about a list of residents waiting to rent. Andi suggested contacting the attorney for his recommendation.

Yard of the month – Andi mentioned that Patti suggested a Yard of the Month program. The Board agreed that this was a good idea. Patti will get a sign. Audrey agreed to choose the monthly yard.

Adjournment: Meeting was duly adjourned at 8:11 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management