

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

July 25th, 2018

First Service 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

Allen Arnett, Secretary

Jim Levin, Treasurer

Those present represent a quorum. Andrea called the meeting to order at 7:02 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 June financials and where we stood at the end of the month.

Committee Reports:

ARC – Andi reported on recent ARC applications.

- 433 Woodview – approved planters to be placed in front of home behind a hedge.
- 107 BT – approved hurricane shutters
- 186 BT – approved front impact windows

Landscape – Andi reported that the landscapers trimmed along Central and cleaned up the preserve on 177th Court.

Pool – Andi reported that new heater/chiller is installed and we are waiting for permits and BOH inspection. The missing circles on the fence have now been replaced and the gate lock was repaired.

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 approved a first offense warning ticket and a second same offense fine (within the same month) of \$100.00. Eric suggested that a 3rd same offense within the month should require a tow. After discussion, the Board decided to wait to see how the 2 ticket approach works.

New Business:

Front Gate/ Barrier Arms – Jim questioned why it is taking so long for gate/ barrier arm repairs. Andi recommended that the Board look into hiring Royce Integrated Solutions. The Board will ask Patti to review the Envera Contract to see if it is contractual or if we can use an outside company.

Adjournment: Meeting was duly adjourned at 8:15 pm.

Respectfully submitted,
Andrea Ciampi, President