

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 27, 2019

Eastpointe Country Club

13535 Eastpointe Blvd., Palm Beach Gardens, FL 33418

MINUTES

Call to Order and Determination of Quorum:

Present were: Andrea “Andi” Ciampi, President

Eric Larriviere, Vice President

Jim Levin, Treasurer

Nick Bereschak, Director

Those present represented a quorum. Allen Arnett, Secretary was absent. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM from Campbell Management was present and 3 homeowners were also in attendance.

Approval of Minutes: Eric made a motion to approve the minutes of the January 23, 2019 meeting. The motion was seconded by Jim and the motion carried unanimously.

Financial Report: Jim reported on the January financials that was distributed to the Board and also explained the reason for the high delinquency balance.

Committee Reports:

ARC – Andi reported on recent ARC applications since the last meeting all of which were approved or with conditions.

- 443- Install white accordion shutters
- 408 – Shutters and windows
- 128-new doors – pending – need detail
- 120 – landscaping in back
- 111- front landscaping

Landscape – Jim reported everything looks great. Patti reported that she met with David on Monday and discussed the flowers on the north side and gave David the name of a soil expert. David contacted him, he has taken soil samples and waiting on the results. Patti was asked to get bids for tree trimming along Central Blvd. A homeowner was present and brought to the Board’s attention that the area behind his home was not mulched. Patti was asked to have it taken care of.

Pool – Andi reported that the garbage cans Patti got are great and the ladies room toilet was recently broken but is now fixed. Morag reported that the tiles have been dirty with build-up and a chunk of concrete is missing.

Radar signs data – Nick reported on the traffic signs since the last meeting. Results showed that speeding is slightly down on Bent Tree. The Woodview sign still shows a much higher speeding issue

than on Bent Tree. It was suggested that a 3-way stop be placed on Woodview & Timberwood. This will be further discussed by the Board.

Violations – Patti reported that the violations are in great shape. The next check will be done in the next few days. Patti also reported that the owner and tenant of 144 were issued a letter regarding the loud screams that are causing a nuisance.

Parking patrol report – After some discussion regarding the lack of patrol, Jim made a motion to temporarily suspend the patrol. The motion was seconded by Nick and the motion carried 3 to 1.

Old Business:

Insurance Claim Update – Patti reported that the insurance claim for the lightening damages done to the gate equipment and irrigation have been received in the amount of \$7,900. Andi thanked Patti and Evan for their efforts in this matter. Jim reported that the money was placed into the reserve account.

Mailbox Update- Patti reported that the deposit has been received and they are in production which should take about 10-12 weeks and Andi described what they will look like.

New Business:

Central Blvd. Sidewalk repairs - Jim made a motion to approve the proposal from Florida Sidewalk Solutions for 56 areas in the amount of \$5,653.35. The motion was seconded by Eric and the motion carried unanimously. The funds will come out of the reserves.

Tennis court cracks – Nick showed the photos of the cracks. Patti will look for the contract from last year when the courts were repainted for the warranty information.

Other Business:

Old Palm Median Letter – Patti distributed a letter and invoice in the amount of \$16,000 received from Old Palm Community Development. Patti was instructed to email it to the attorney for his comments.

Fish Kill – Andi reported that we recently had an oxygen issue with the lake which caused many fish to die.

Patti reported she is waiting on prices for resurfacing the neighborhood.

Leases – Andi reported on the current leasing availability which is 14. There are currently 4 openings left.

Adjournment: Meeting was duly adjourned at 8:17 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management