

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 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

Jim Levin, Treasurer

Allen Arnett, Secretary

Nick Bereschak, Director

Those present represented a quorum. Eric Larriviere, was absent. Andi called the meeting to order at 7:01 pm. Patti Padron, LCAM from Campbell Management was present and 5 homeowners were also in attendance.

Approval of Minutes: Jim made a motion to approve the minutes of the February 27, 2019 meeting. The motion was seconded by Nick and the motion carried unanimously.

Financial Report: Jim reported on the February financials that was distributed to the Board and also explained the decrease in the delinquency balance. Special thanks to Pam Rembaum at Campbell for her efforts and diligence in our great accounting. Patti was asked to contact accounting about an adjustment needed to the amount coded in error.

Committee Reports:

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

- 128 - door replacement in rear and hurricane glass
- 313 - replace sliding door and replace with hurricane glass
- 408 - install paver patio
- 452 – pavers and remove 2 bushes

Landscape – Jim reported there are 2 more dead pine trees. 1 next to 104 in the Preserve and another on the side of 138 in the buffer.

Pool – Andi reported that Patti had all the chairs cleaned and they look great. Patti reported that the coping was repaired to the pool in several areas. Morag thought the repairs looked good too.

Radar signs data – Nick reported on the traffic signs since the last meeting. Results showed that speeding is not any better on Woodview. The sign still shows a higher speeding issue than on Bent Tree. Andi has a call into the Chief of Police and hopes to speak with him soon.

Violations – Patti reported that the violations are still in very good shape. The next check will be done at the end of this week. Andi asked Patti to send her the violation criteria so that it can be reviewed prior to sending it to all owners before the Annual inspection is done.

Old Business:

Mailbox Update - Patti reported that they are still in production and should take about another 10 weeks. Andi then showed photos of what they will look like.

New Business:

Road sealing bids – Patti reported she is waiting on one more seal coating the neighborhood.

Tennis court cracks – Patti report that she and Nick met with Armor Courts regarding the cracks. Nick explained why they are not warranted and that they are normal wear and tear from the sun and elements. Armor recommended maintenance of the courts. Patti also had Fast Dry Courts take a look and stated that maintenance is not currently needed unless they are holding water but that there are roots that could be posing an issue with some of the cracking along the sides.

Ground Up proposal for new soil and summer flowers – The Board thought the flower costs were too much and want it to \$3,500. The soil cost was fine. Andi will speak with Dave about this tomorrow.

Other Business:

Adjournment: Meeting was duly adjourned at 7:52 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management