

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 24, 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

Eric Larrivier, Vice President

Nick Bereschak, Director

Those present represented a quorum. 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: Jim made a motion to approve the minutes of the March 27, 2019 meeting. The motion was seconded by Allen and the motion carried unanimously.

Financial Report: Jim reported on the March financial report that was distributed to the Board. Jim suggested contracts be checked next year to see where savings can be made. Assessments may need to be raised to fund more reserves. Campbell was thanked for their collection efforts, receivables are the lowest they have been in a very long time. Thank you to John Carpenter for your work in reviewing and tracking annual expenses.

Committee Reports:

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

- 408 – shutters and impact windows
- 448 – re-paint house same color
- 427 - fencing- pending license and insurance needed
- 452 – pavers and remove 2 bushes

Landscape – Andi reported that they want fewer flowers this year. Paid too much last year. Jim reported there is 1 dead pine trees near the pool. 5 others exist behind 138.

Pool – Andi reported Doug is back after knee surgery and the pool looks great and is very happy. Patti was asked to get rid of the extra top stored on the side by pool equipment.

Radar signs data – Nick reported on the traffic signs since the last meeting and the results showed that speeding is worse on Woodview.

Violations – Patti reported that the violations are still in very good shape.

Old Business:

Annual neighborhood audit - The violation criteria was reviewed and minor changes were made. Patti will draft a letter for Board review so that it can be sent with the list 60 days in advance of the audit. Jim, Nick and Allen agreed to help.

Removal of dead pines – There are 5 dead pines trees behind 138 and another in the pool area preserve. **Nick made a motion to approve the removal of all of the dead trees. The motion was seconded by Eric and the motion carried unanimously**

Stop signs at Timberwood & Woodview – Patti was asked to get prices for 2 stop signs and poles to include road striping costs.

Clean up of preserves – no action taken

Flower proposal – Patti was asked to have them concentrate on the front entrance areas and the small area entering the pool. **Nick made a motion to approve the proposal. The motion was seconded by Allen and the motion carried unanimously.**

Mailbox Update - Patti reported that they are still in production and should take about another 5-6 weeks.

New Business:

Road sealing bids – All bids were reviewed and discussed. **Jim made a motion to approve the proposal from All Paving. The motion was seconded by Allen and the motion carried unanimously.** Patti was asked to check with All Paving on a few items and she will get back to the Board with the information.

Other Business:

Adjournment: Meeting was duly adjourned at 8:23 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management