

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 22, 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 7:02 pm. Patti Padron, LCAM from Campbell Management was present and 1 homeowner was also in attendance.

Approval of Minutes: Jim made a motion to approve the minutes of the April 24, 2019 meeting. The motion was seconded by Nick and the motion carried unanimously.

Financial Report: Jim reported that there is some good news in the April financials. Total Current Assets are \$8,915 and total income \$1,406. A/R is in pretty good shape.

Committee Reports:

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

- 197- replace picture window
- 211- front bed plant restoration

Landscape – Patti reported that the flowers should be in on Friday. Andi reported that 180 has some dead pine trees behind their home and David From Ground Up met with the homeowner and it was determined that there are 12 dead trees in the area. 8 belong to the homeowner and it needs to be determined if the other 4 are on Bent Tree property. Patti was asked to reach out to the City.

Pool – Andi asked that the palms in the 2 pots be replaced. Patti will get David on this right away.

Radar signs data – Nick reported on the traffic signs since the last meeting and the results showed that speeding is a little better since the email was sent out but still an issue.

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

Old Business:

Stop signs at Timberwood & Woodview –road striping costs – **Allen made a motion to approve the proposal from Fast Signs in the amount of \$2,986.90. The motion was seconded by Jim and the motion carried unanimously.** Patti was asked to also get a signs for each that reads” “No parking within 30 feet”. Funds for this project are to come from the reserves. Patti will have All Paving do the 2 stop bars when the road paving is done.

Mailbox Update - Patti reported that they are still in production and should be ready to install around mid-June. A letter needs to be sent to all residents stating that any flowers or rocks around mailboxes will need to be removed prior to installation. Any damaged sod will be replaced by the Association.

New Business: None

Other Business: Allen was thanked for fixing the back gate. Patti was asked to also begin reporting on new sales and leases.

Adjournment: Meeting was duly adjourned at 8:03 pm. It was agreed to not hold a June meeting.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management