

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

July 24, 2019

Eastpointe Country Club – 7:00 p.m.

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 along with 10 homeowners who were also in attendance.

Approval of Minutes: Eric made a motion to approve the minutes of the May 22, 2019 meeting. The motion was seconded by Allen and the motion carried unanimously.

Financial Report: Jim reported that tree removals and entrance gate have carried us a little over budget. Total Current Assets are \$118,284 and total income \$1,311. The A/R are in pretty good shape with only 2 accounts past 90 days. Items that will need to be increased or added to the next budget were noted.

Committee Reports:

ARC – Andi reported on recent ARC applications since the last meeting. The following were approved:

- 408 – roof replacement
- 104 – repaint trim, door and fascia
- 180 – repaint fascia
- 126 - remove dead palm and replace with Foxtail
- 153 – landscape refresh, add lighting, update garage door, update pavers
- 138 – replace roof
- 454 – repaint house trim
- 410 - landscape plan
- 174 – add cocoplum plants
- 191 – remove pine in rear
- 456- add shrubs to a/c area
- Denied – 120 – large planter
- 211- front bed plant restoration

Landscape – Patti reported that palm trees have been trimmed – The Oaks are due to be done in Jan/Feb. 3 more dead pine trees have been removed. The buffer area needs to be addressed. Patti stated she will set up a meeting to attend with FGU, Allen and Jim. Andi reported that she is very satisfied with the work of FGU and Patti also agreed and has built a great working relationship with David & Tony and they are very timely with all matters.

Pool – Morag reported that some of the chairs need to be cleaned. Patti stated she has already arranged this. Also, people reserving the pool need to be told they have to take their trash with them. Patti will place this notice of the reservation form. Andi requested that the pool temp be lowered 2 degrees.

~~**Tennis Courts** – Allen reported that the light needs to be adjusted. Patti said that she has already asked the electrician to handle it. A resident reported that a light is out. Patti will have that taken care of also.~~

Sales and Leases – Patti reported that there have been 13 sales since January and there are currently 14 leases.

Radar signs data – Nick reported on the traffic signs since the last meeting. The results are much better since the stop sign was installed on Woodview, email from Andi and the letter that Patti sent out.

Violations – Andi thanked Patti, Jim and Allen for handling the annual audit. Patti reported that 113 letters were sent out and many have started addressing their issues.

Old Business:

Mailbox Update - Patti reported that the installs have begun and they are getting about 20 boxes done per day. Weather permitting, they should be done on Monday or Tuesday. There were many compliments and everyone loves them.

Road sealing update – Patti reported that weather permitting, the work is due to begin August 10th. The contractor will provide the schedule at least a week in advance and also advise of the starting location. The community will be also notified of the schedule.

New Business:

JM Holiday Lighting proposal - Eric made a motion to approve the proposal. The motion was seconded by Jim and the motion carried unanimously.

Buffer area cleanup – Jim reported that he, Patti and Allen will meet with Tony to address this clean up.

Hurricane Prep and Clean Up Proposal – Jim made a motion to approve the proposal. The motion was seconded by Allen and the motion carried unanimously.

Hurricane Plan – Andi thanked Patti for preparing this plan and stated it was well done. Patti was asked to send it to the residents and also post it on the website.

Other Business: Andi reported that she had a few requests from others in the neighborhood to also make the other end of Woodview and Bent Tree a 3-way stop due to speeding in that area. Jim made a motion to approve 2 more stop signs and posts at this location. The motion was seconded by Eric and the motion carried unanimously.