

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

August 28, 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

Allen Arnett, Secretary

Eric Larrivier, Vice President

Nick Bereschak, Director

Those present represented a quorum. Jim Levin, Treasurer was absent. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM from Campbell Management was present along with 1 homeowner who was also in attendance.

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

Financial Report: Patti reported on a few items in Jim’s July report. Total Current Assets are \$142,932 and total income \$1,665. The current A/R report as of 8/26 is in very good shape with only 2 accounts past 90 days owing \$709 and a total of \$3,195. Patti will be setting up a budget workshop with Andi and Jim once the August financials are complete. Andi asked the Board to look at the interior median to possibly reduce some of the holiday lighting in that area for next year which could be a savings of \$2,000.

Committee Reports:

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

- 112 – remove ferns and replace with trinettes and ivory
- 126 – remove hibiscus tree, no replacement
- 128 - remove mahogany tree
- 140 – remove concrete driveway and walkway and replace with pavers
- 153 – sliding glass impact doors
- 156 – paver driveway
- 160 – paint driveway
- 311- paint trim
- 312- paint garage door
- 454 – paint trim

Landscape – Patti reported that FGU is doing a great job and all seem to be very satisfied with the work.

Pool – Andi reported the chairs have been cleaned again and suggested that the other cleaning be cut back to 2 times per week instead of 3 until May. Board agreed, Patti will notify Clean Source.

Tennis Courts – Patti reported that the light has been adjusted and she is waiting for a quote for new screening around the courts.

Sales and Leases – Patti reported that there has been no change since the last meeting. 13 sales since January and there are currently 15 leases.

Radar signs data – Nick reported on the traffic signs since the last meeting with about the same results as the last month.

Violations – Patti reported that many have cured their violations and that there are only 42 open out of the 113 letters that were sent out. Some have already received 2nd notices.

Old Business:

Mailbox Update - Patti reported that the project is complete and they look great. Residents seem to be very happy with the new boxes.

Road sealing update – Patti suggested on waiting to schedule the project until October and the Board agreed. Notifications will go out to the residents a week in advance.

New Business:

Allen reported that he repaired the back gate but it still needs new self-closing hinges. Patti was asked to arrange to get this done. Thank you to Allen.

Other Business: Andi reported that she had a few requests thank her for approving the Woodview and Bent Tree a 3-way stop. Patti reported that she is meeting with the sign company tomorrow for sign placement.

Adjournment: Meeting was duly adjourned at 7:40 p.m.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management