

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 25, 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. 1 homeowner was also in attendance.

Approval of Minutes: Eric made a motion to approve the minutes of the August 21, 2019 meeting. The motion was seconded by Jim and the motion carried unanimously.

Financial Report: Jim read over his report. Patti, Jim and Andi set a date to go over the draft 2020 Budget which will be presented at the October meeting.

Committee Reports:

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

- 136 – Gutters – approved pending insurance & license
- 121 – pending color of door
- 427 – re-roof
- 400- paint front door

Landscape – Allen reported and issue that he had with FGU and Jim felt they could be doing a better job at supervision.

Pool – Andi reported that all is very good over there and Clean Source is doing a great job.

Tennis Courts – Patti reported that the company that was coming out to give a proposal for new wind screening around the courts got side tracked and was coming out today to take a look for a proposal. Patti was asked to get spring closures put on the gates.

Sales and Leases – Patti reported that there are still 15 leases and 1 new sales since the last meeting.

Radar signs data – Nick reported that the speeding results are no better on Bent Tree since last month and this is a problem. A few people reported on vehicles they have noticed continually speeding and running stop signs.

Violations – Patti reported that many have cured their violations and that there are a few on the list to be fined. 114, 146, 147, 150, 152, 162, 315 and 401 will be sent fine hearing notices which will be held at 6:00 p.m. before the next Board meeting.

Old Business: None

Road sealing update – A new map has been received. Patti stated that the schedule will now require an 8 day project. Notification will go out to the residents a week in advance.

New Business:

Central Blvd. Sidewalk repair – **Allen made a motion to approve the proposal from Five Star Paving in the amount of \$2,100. The motion was seconded by Eric and the motion carried unanimously.**

Other Business:

Adjournment: Meeting was duly adjourned at 8:12 p.m.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management