

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

October 23, 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

James Levin, Treasurer

Allen Arnett, Secretary

Eric Larrivier, Vice President

Those present represented a quorum. Nick Bereschak, Director, was absent. Andi called the meeting to order at 7:02 pm. Patti Padron, LCAM from Campbell Management was present along with 2 homeowners also in attendance.

Approval of Minutes: Jim made a motion to approve the minutes of the September 25, 2019 meeting. The motion was seconded by Eric and the motion carried unanimously.

Financial Report: Jim read through his report and advised that Patti, he and Andi met to draft the 2020 Budget. AR’s are in very good shape and we are managing the budget well to date, thank you to Campbell for their help thus far.

Proposed 2020 Budget – Jim went through and explained the increases to line items and answered all questions. Jim made a motion to approve the proposed budget as presented pending the questions on the Envera line items. The motion was seconded by Eric and the motion carried unanimously

Committee Reports:

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

- 136 – 2 solar tubes
- 150 – remove tree, paint driveway and add pine straw
- 189 – replace roof
- 401- paint front door, new coach lights and repaint driveway

Landscape – Patti reported that she met with FGU about the issue that Allen had and it was resolved quickly. Patti was asked to inform FGU to hold off on mulch until after the road sealing is complete.

Pool – Andi reported that all is very good.

Tennis Courts – Patti reported that she has the spring closures for the gates on her to do list. Should be done within the next week.

Sales and Leases – Patti reported that there are still 15 leases and no new sales since the last meeting.

Radar signs data – Nick was not present. Jim suggested changing the radar sign to the other side of the street on Bent Tree. Andi reported that she is waiting for the Agreement from the police Captain for patrolling the community.

Violations – Patti reported that all of the owners that were due to be fined have either cured their violations or have promised to do so by a certain date. All is going well.

Old Business: None

Road sealing update – The project is moving along. The updates are going on almost daily. The contractor has agreed to re-do the pool parking lot. Patti will do a complete inspection with a board member when the project is almost complete.

New Business:

Proposal from Fast Dry Courts for wind screening – **Allen made a motion to approve the proposal from for a 9' screen in midnight green. The motion was seconded by Jim and the motion carried unanimously.**

Next meeting - Patti reported that the next meeting will be a Board meeting to approve the 2020 budget and the annual meeting will follow which will be held on November 19th. The package will be mailed next week.

Other Business:

Andi reported on the Halloween Spooktacular event that will be held at the pool from 5:30 – 7:30. Notification will also go on the website.

Adjournment: Meeting was duly adjourned at 8:18 p.m.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management