

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting - January 22, 2020

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

Eric Larrivier, Vice President

Nick Bereschak, Director

Those present represented a quorum. Allen Arnett was absent. Andi called the meeting to order at 7:02 pm. Patti Padron, LCAM from Campbell Management was present along with 7 homeowners.

Financial Report: Jim reported on the yearend financial report that was distributed to the Board. The A/R report is in great shape with zero owed.

Approval of Minutes – Nick made a motion to approve the minutes from the November 20, 2019 meeting. The motion was seconded by Eric and the motion carried unanimously.

Committee Reports:

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

- 448 – gutters and down spout and minor landscaping
- 319– replace side garage door
- 184 – replace windows with impact
- 177– replace garage lights
- 120 – replace roof
- 103 – repaint front door

Landscape – Andi reported that there are no issues at this time. Eric stated they need to be reminded to close the gates.

Pool – Andi reported the pool furniture was recently cleaned and looks great. Andi also asked the pool company to raise the temp and install a thermometer. Jim mentioned a better gate is needed and or posts are needed. Patti will get this checked out.

Tennis Court – Andi reported that she has had great feedback that the new windscreens look great.

Radar signs data – Nick reported on the traffic signs since the last meeting and the results showed that speeding has not improved.

Violations – Patti reported that the violations are still in very good shape and there are not any to be fined at this time.

Sales and Leasing – Patti reported that there are still 4 spots available for lease. 117 and 190 are due to close soon. Patti has been meeting with new owners and tenants. Andi reported property values are at a peak.

Welcome Committee – Patti needs to check the documents to see if a non-owner can serve on a committee.

Old Business:

Road sealing update – Patti began by apologizing for the project issues we have faced trying to get it completed. All Paving has proven to be an awful company and Daren has not kept to his word. Patti will continue to work with Nash to get the swales cleaned properly.

New Business:

ISN Security Network – Andi reported that they had to reschedule due to an emergency of a co-worker and will be at the next meeting

Traffic Agreement – Andi reported on her conversation with the Lt. from Palm Beach Gardens Police Dept and what they can do within this agreement. There are still some questions to be raised and Andi will speak again with the Lt. All of the owners present at the meeting shared the same concerns with the speeding and not stopping at the stop signs.

Metal roofs – Jim reported he has done some investigating into metal roof tiles. He will ask Allen to get some samples and the matter is still under research.

Light for 117th Ct. By gate – Patti was asked to look into a light for this area.

Holiday decorations (Rules and Regs) - No action taken

Other Business:

Adjournment: Meeting was duly adjourned at 7:51 pm.

Respectfully submitted,

Patti Padron, LCAM

Campbell Property Management