

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting – February 26, 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

Allen Arnett, Secretary

Nick Bereschak, Director

Those present represented a quorum. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM from Campbell Management was present along with 3 homeowners.

Financial Report: Jim reported on the January financial that was distributed to the Board. The A/R report is in very good shape with only 2 owing and the budget is also in great shape.

Approval of Minutes – Eric made a motion to approve the minutes from the January 22, 2020 meeting. The motion was seconded by Nick 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.

- 158 – painting and expanding driveway
- 198-remove and replace front double door
- 430 – pending – pavers submitted were too dark

Landscape – Jim reported that he has been speaking with David about the use of Round-Up. Patti will check to see what other communities are using.

Pool – Patti reported that she met with a company a few weeks ago but the contractor has not yet sent her a proposal.

Tennis Court – Allen reported that Altima Lighting has been out but was not able to get the lift to the light to adjust it. Patti will call them back and request another lift or else we will need to remove some of the landscaping that is in the way for the truck to access it. .

Radar signs data – Nick reported that speeding did somewhat improve since Patti’s eblast regarding the police that will be coming in to monitor and ticket.

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 and she has met with new owners of 117 and 190.

Welcome Committee – Patti asked Andi to confirm what Christine will be doing on this committee. Andi stated she will be taking a cake to the new residents. Patti will let Christine know once she has met with them after closing.

Old Business:

Road sealing update – Patti explained the recent developments with All Paving and the communication between Evan and Daren the owner. Daren has changed the story and is claiming the Association agreed to pay ½ of sandblasting costs.

New Business:

ISN Security Network – Damian Murray from ISN gave a presentation on their Traffic Hawk device and then answered all questions. Andi asked the Board to give some thought to this idea and will be further discussed at the next meeting.

Traffic Agreement –Patti reported that the police have been in and have stopped a few residents. Patti was asked to contact Sgt. Mull for reports that we have not yet received.

Metal roofs – Jim reported that he, Andi and Patti will be meeting with a roofer next week about some other material options.

Light for 117th Ct. By gate – Patti reported that she will have a price for this light in a few days. The electrician was over last week.

117th Ct. - Landscape quotes From the Ground Up - **Andi made a motion to approve the continuation of the ferns along the fence on 117th Ct. where they are sparse in the amount of \$624.00 and also replace the cocoplum with 3 gal. clusia at the cost of \$1,724. The motion was seconded by Allen and the motion carried unanimously.**

Other Business:

ARC Forms – Andi mentioned that the form needs to be revised to name the homeowner and Association as additional insured on the COI. Patti will Draft a new form for Andi and Jim's review.

Adjournment: Meeting was duly adjourned at 8:28 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management