

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting – April 22, 2020 – 7:00 p.m.

Via Zoom

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. Rodney Vick, Campbell Regional Manager hosted the zoom meeting and Patti Padron, LCAM from Campbell Management was also present along with 6 homeowners.

Financial Report: Jim reported on the March financial that was distributed to the Board. The A/R report is in very good shape with only 1 past due.

Approval of Minutes – Jim made a motion to approve the minutes from the February 26, 2020 meeting. The motion was seconded by Allen 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.

- 107 - painting of exterior door white
- 109 – remove Oak tree and stump grind and relandscape with sod
- 116 – re-roof
- 162 – accordion shutters
- 209 – replace 2 slider with impact
- 318 – wooden fence was denied
- 410 – re-paint driveway
- 445 – paint house – pending

Landscape – Jim mentioned that Patti was going to check on the use of Round-Up

Pool – Andi Patti reported on the closure of the pool and tennis courts due to the virus, the heaters have been shut off and the cleaning company is keeping the areas up.

Tennis Court – Allen reported there were people playing last week. Patti has since secured the rear gate with a cable lock and tied up the front gate again with caution tape.

Radar signs data – Nick reported that traffic is down about 1/3 and the average speed on Woodview is high so not improved much and then he read through his data.

Violations – Patti reported that there have been no violation letters sent since 3/25 with the exception of parking and garbage can letters.

Sales and Leasing – Andi reported that there are still 4 spots available for lease. Patti reported she has 1 new owner (454) to meet with when possible. There have been 6 sales to date.

Welcome Committee – No report

Old Business:

117th Court - Patti reported that the ferns along the fence on 117th Ct. have been installed and the cocoplum have been replaced with the 3 gallon clusia.

Metal roofs – Jim reported that he, Andi and Patti met with a roofer and has samples in his garage for the next live meeting.

Traffic Agreement –Andi reported that the police have been in and are still stopping residents. Patti has asked for reports since they have not yet been received. Andi said she would reach out to Chief Shannon.

New Business:

Pool gate quotes - tabled

Summer flowers - From Ground Up proposal - **Eric made a motion to approve the proposal for the red dragon begonias. The motion was seconded Nick, and the motion carried unanimously.**

Late fees – These will be addressed on a case by case basis.

Other Business: Allen was thanked for repairing the back gate hinges. Patti will be working on getting sandblasting quotes once the stay at home order is lifted.

Adjournment: Meeting was duly adjourned at 7:43 pm.

Respectfully submitted,

Patti Padron, LCAM

Campbell Property Management