

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting - June 24, 2020 – 7:00 p.m.

Via Zoom

MINUTES

Call to Order and Determination of Quorum

Present were: Andrea “Andi” Ciampi, President
James Levin, Treasurer
Allen Arnett, Secretary
Nick Bereschak, Director

Those present represented a quorum. Eric Larriviere, Vice President was absent. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM from Campbell Management hosted the meeting and Rodney Vick from Campbell was also present as needed along with 6 homeowners.

Andi welcomed those in the meeting and then expressed our deep condolences to Eric as his father recently passed away.

Financial Report: Jim reported on the May financial that was also distributed to the Board. The A/R report is still in great shape with only \$3,776 in A/R. We are still in line with the budget and have a current surplus of \$5,131.00. The extra pool cleaning costs will still reduce this down the road.

Approval of Minutes – Nick made a motion to approve the minutes from the May 27, 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.

- 128 – replace hibiscus with Ligustrum and replace pitisporus with cocoplum
- 145 – Install 4’ black fence in back yard with landscape
- 310 change front light fixture add hedge around side wall
- 425 – paint house same color
- 460 – front yard landscaping

Landscape – Patti reported that the new plants still look great and the FGU mulched all the front beds at no cost. There were no complaints.

Pool – Andi reported that she placed some containers of wipes at the pool and Patti posted notices to please use them as Patti is no longer sanitizing in the afternoons. The pool is being cleaned every morning, 7 days per week. Patti reported that the chemical feeder was recently replaced at \$350. The ant problem has also been taken care of and Tomasello dropped the ball and did not service for 3 months.

Tennis Court – Andi reported that people are complying to the rules. Patti has removed the signs for single only play.

Radar signs data – Nick reported that speeding is down but much but better and for the most part the vendors are the violators.

Violations – Andi reported that the violations had been placed on hold for a few months due to the pandemic but Patti was asked to resume at the last meeting so that the neighborhood could stay in great shape. 42 new letters were sent mostly for dirty driveways and roofs. The annual audit is due to be done. Elizabeth Trupia agreed to help with this effort. Patti will send the criteria to the Board to review prior to sending it out to the residents.

Sales and Leasing – Patti reported that there are 5 spots now available for lease.

Welcome Committee – Patti reported that she had a welcome facetime meeting with 3 new residents at 170, 188 and 454.

Manager Report – Patti reported on the following: The website has been update with the ARC guidelines, April minutes, Florida SW Solutions was out and did an inspection and found 147 hazards. Patti will double check these to see which are in need right away. The pool parking lot light has been fixed, the Power box at the lake has been moved up, the springs on the 117th gate should be installed by tomorrow and then the mag lock can be repaired. The letter for email addresses has been mailed. Meeting with a sandblaster tomorrow to look at the swales and other areas from the road sealing project.

New Business:

Email sign up – Andi reported that it has been brought to our attention that the current email opt in sheet being used could have been misleading. A letter and form has been mailed to all owners explaining the new form to be used.

Aquagenix – proposals for aeration system – Patti was asked to obtain other quotes.

Old Business:

Metal roofs – Jim showed the material that was obtained by a local company that he, Andi and Patti met with as this could be another option for residents.

Pool gate quotes – Andi reported that Jim and Patti met with the gate contractor but still is not happy with the proposed design of the gate. Allen agreed to call the contractor to discuss options.

Other Business:

Adjournment: Meeting was duly adjourned at 7:55 pm.

Respectfully submitted,

Patti Padron, LCAM

Campbell Property Management