

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting - August 26, 2020 – 7:00 p.m.

Via Zoom

MINUTES

Call to Order and Determination of Quorum

Present were: Andrea “Andi” Ciampi, President; Eric Larriviere, V. President, James Levin, Treasurer and Director Nick Bereschak.

Those present represented a quorum. Allen Arnett, was absent. Andi called the meeting to order at 7:03 pm. Patti Padron, LCAM from Campbell Management hosted the meeting. 5 homeowners were also present. Andi welcomed those in the meeting.

Financial Report: Jim reported on the July financial that was also distributed to the Board. The A/R report is still in great shape with only \$4,435 in A/R. We are in line with the budget and have a current surplus of \$1,825.00. The extra pool cleaning costs will continue to reduce this amount. We will begin working on the 2021 budget shortly.

Approval of Minutes – Jim made a motion to approve the minutes from the June 24, 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.

- 103 – sod replacement
- 106 – install generator, remove ixora and replace with sod
- 111 – Install hurricane garage door
- 112 - Install impact windows,
- 117 - Replace garage lights, install palm
- 118 – add fence to side and back yard
- 124 – paint exterior
- 128 – extend driveway and entry with pavers
- 137 – roof repairs
- 143 – install generator
- 170 – change garage lights
- 172 – install generator
- 174 – replace garage door, paint exterior, replace front and side entry doors
- 177 - Install rain gutters, replace aluminum patio and screen
- 312 – repaint driveway approved color
- 318 – paint front door trim
- 419 – install storm shutters
- 425 – install gutters
- 448- seal driveway and front entrance
- 451 – repaint trim above garage
- 458 – remove grass to expand driveway with pavers

Landscape – Patti reported that she met with David, Tony, Jim and Allen regarding some issue that came up during the audit. All of the items were addressed and there have been no other complaints. Andi reported that she spoke with Tony about de-booting the median trees prior to the holiday lights being installed.

Pool – Andi reported that the pool looks great and very clean. Patti reported that she placed some more containers of hand wipes in the pool bathrooms and the hand sanitizer container has been placed at the gate as you enter. Social distancing has been going very well. Pool chairs have not been moved. Opening the pool to guests was also discussed and decided to wait until Covid Phase 2 comes out.

Tennis Court – Andi reported that people are still complying with the rules. Patti was asked to have the front gate checked as it is dragging and does not close on its own.

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

Violations – Andi reported that the audit was done late this year and then thanked Patti, Jim, Eric and Elizabeth for walking the neighborhood to get it done. Patti reported that 42 letters were sent.

315 Timberwood - The Board voted on a fine of \$50 per day for each violation (trash cans left out and parking on the wrong side of the street) and \$100 per day for the tarp on the roof.

Sales and Leasing – Patti reported that there have been 7 sales since January and there are 5 spots still available for lease and 187 has just sold.

Welcome Committee – Andi thanked Patti for welcoming our new residents at 170, 188 and 454.

Manager Report – Patti reported on the following: The website has been update with the ARC guidelines, May minutes and recorded Rules and Regs were mailed to all residents. Florida SW Solutions was out and did an inspection and found 147 hazards and Florida Sidewalks found 149. The lake fountain is out and under investigation. A 2nd letter for email addresses has been mailed, 52 are still missing.

New Business:

Pool umbrellas – It was decided to hold off for new ones until after the rainy season.

Trapping and Removal of Otter from Lake Proposal - The board had a few questions so Patti will address them and get back to the Board.

Lake and aeration and fountain maintenance proposals – Patti reported the recent issue with the lake and fountain. The proposals for new service were reviewed. **Jim made a motion to cancel Aquagenix and move forward with Solitude Lake Maintenance effective October 1st. The motion was seconded by Eric and the motion carried unanimously.**

Lake Compressor and diffuser proposals – tabled until the new company starts

Old Business:

Pool gate quotes – tabled

Sidewalk repair quotes – Patti reported that 2 companies have been out to investigate. Jim stated that he would like to walk the areas and see these issues. Patti offered to do this with him.

Other Business:

Holiday lights – Andi reported that she has received the proposal for this year's lights and would like to reduce the amount by eliminating the 2nd median. The others agree so she will talk with J.M. and see what they come up with for a new price.

Adjournment: Meeting was duly adjourned at 9:05 pm.

Respectfully submitted,

Patti Padron, LCAM

Campbell Property Management