

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting – September 23, 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 and Secretary, Allen Arnett. Those present represented a quorum. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM from Campbell Management hosted the meeting. 2 homeowners were also present. Andi welcomed them in the meeting.

Financial Report: Jim reported on the August financial that was also distributed to the Board. The A/R report is still in very good shape with only \$3,099 owed in A/R. We are in line with the budget and have a current surplus of \$1,807.00. The extra pool cleaning costs will be reduced since the extra cleanings have been eliminated due to very little use of the pool.

Approval of Minutes – Jim made a motion to approve the minutes from the August 26th. 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.

- 143 – install generator
- 153 – add gutters
- 162 – add generator and landscaping to screen
- 168 – paint driveway – Behr PFC 33 – washed Khaki
- 172 – install generator
- 174 – install lightning rods and re-roof
- 177 – install gutters, replace patio aluminum and screen
- 190 – remove trees on each side of driveway
- 194 – repaint exterior
- 309- install pool
- 312- paint driveway – SW 6345 – sumptuous peach
- 419 – install shutters
- 435 – paint front door – Downpour blue SW6516
- 458 – landscape lights – not approved

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 suggested that we begin to allow 1 guest as we have entered Phase 2. The Board was in agreement. Patti will change the sign and notify residents of same. Patti also reported that the residents have using the wipes provided in the bathrooms and hand sanitizer station as you enter the pool area. Patti was also asked to advise Jordan that there will be no party reservations accepted for the pool cabana area.

Tennis Court – Patti had the front gate checked and provided the repair quote. The Board would like another quote.

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

Violations – Patti reported that the next inspection from the audit letters will be done on 9/28. Patti then reported on the status of 315 Timberwood Fine Hearing. The committee decided not to fine the \$50 per day for the garbage can

as the owner reported that it was out to dry after being washed. The tarp had been removed from the roof and the car was then parking in on the correct side of the street.

Sales and Leasing – Patti reported that there have been 9 sales since January and there are 13 leases.

Welcome Committee – Patti has welcomed our new resident 187. 314 Timberwood will be closing on 10/1.

Manager Report – Patti reported on the following: The website has been update with the June minutes, The new fountain and lake company begins on October 1st. The new contract for the holiday lighting has been signed and sent to Randy's as approved. \$187 was recovered from Triple M Paving for a gate hit.

New Business:

Annual Meeting date and location: The Board agreed that they would like to have the Annual meeting via Zoom. Patti explained that the process of letters will need to change. They will need to go from 1 notice to 2 notices. The date agreed on was Wednesday, November 18th. A board meeting to approve the 2021 budget will be held at 6:00 p.m. and the Annual meeting will follow.

Front gate electric/landscape lighting: Patti reported that the additional electrical work was done at the entrance as approved. The landscape lighting is still an issue. Many are broken and the quote given was too expensive. Patti will ask for another quote for a different light.

Old Business:

Update on email addresses – Patti reported that since the 2nd letter for email addresses was sent, 41 are still missing.

Trapping and Removal of Otter from Lake Proposal – table – the otter has not been seen lately.

Update on Sidewalk repair quotes – Patti reported that she is meeting tomorrow with a paving company to get costs for the concrete repairs needed and will have for the next meeting.

Other Business:

Pool parking lot light – It was reported again that the light is still not bright enough. Patti will have this addressed again.

Painted swales – Patti was asked to get a quote from Pro Blast to remove the paint from the swales of the 2 homes that are painted.

Adjournment: Meeting was duly adjourned at 8:15 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management