

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting
November 18, 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
Eric Larriviere, Vice President
Nick Bereschak, Director

Those present represented a quorum. Andi called the meeting to order at 7:00 pm. Patti Padron, LCAM and Diego Hernandez from Campbell Management was present along with 16 homeowners in attendance via zoom.

Approval of Minutes: Eric made a motion to approve the minutes of the October 28, 2020 meeting. The motion was seconded by Jim and the motion carried unanimously.

Violations – Andi reported that there were a few residents that have not complied with their letters and are due to be fined. Patti reported that she heard from 2 of the 3 residents. **Andi made a motion to fine a flat \$50 for each violation for the can left out and parking in the street the wrong way. The motion was seconded by Nick and the motion carried unanimously.**

Approval of the 2021 Budget – Jim went through and explained the increase of \$10 per qtr. by certain line items and answered any questions. Andi thanked Jim and Patti for their work on the budget. Andi also thanked From the Ground Up for replacing the flowers at no cost since they did not survive as told. **Nick made a motion to approve the proposed budget as presented. The motion was seconded by Eric and the motion carried unanimously**

Adjournment: Meeting was duly adjourned at 7:21 p.m.

The 2020 Annual Meeting followed.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management