

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 27, 2021 – 7:00 p.m. Via Zoom

MINUTES

Call to Order and Determination of Quorum

Present were: Andrea “Andi” Ciampi, President; James Levin, Treasurer and Director Nick Bereschak and Secretary, Allen Arnett. Eric Larriviere was absent. Those present represented a quorum.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 10 homeowners were also present that Andi welcomed into the meeting.

Financial Report: Jim reported on the year end financial that was also distributed to the Board. The A/R report is still in great good shape with only 1 resident in arrears and arrangements have been made for payment. We ended slightly over budget for expenses by \$353 with a net surplus of \$1,372. Andi thanked Jim for his great work.

Approval of Minutes – Jim made a motion to approve the minutes from the November 18, 2020 meeting. The motion was seconded by Nick and the motion carried unanimously.

Committee Reports:

ARC – Andi reported that it is great to see so many doing updates. The ARC applications since the last meeting were all approved with the exception of 1 request.

- 103 – remove dead ixora in front and replace with liriopse
- 105 – paint front doors, steps and column
- 109- roof replacement
- 126 – roof replacement
- 128 – remove dead palm tree
- 136 – paint exterior
- 143- install bird spikes on screen enclosure
- 144 – roof replacement
- 160 – repair patio and extend
- 186- remove citrus trees in front yard and replace with fan palms
- 204 – paint exterior
- 207 – repaint fronts door same color
- 209- replace entry door from double to single- denied
- 307 – replace hedge at front window
- 316 – paint exterior
- 318 – paint exterior
- 413 – remove dead tree, replace with lemon tree. Only to be in back yard.
- 424- roof replacement
- 434- replace dead palm, add playset to back yard, replace dead plants in back, replace light

Landscape – Jim mentioned that some of the flowers are drooping by pool entrance and 1st median. Andi said she would talk to Tony. Patti reported that 2 more dead trees have been removed since last meeting.

Pool – Andi reported that the pool looks awesome. She will work with the committee to figure out the umbrellas and colors. Patti reported that the pool coping has also been repaired. The pool gate still needs to be addressed. Allen will look for his design and Patti will work on getting the quotes.

Tennis Court – Andi asked Paul Trupia to report. He stated that he was not aware of any issues.

Radar signs data – Nick reported that speeding results are getting better. It was suggested to turn the sign around in the other direction on Bent Tree. Nick and Allen will take care of this.

Violations – Patti reported that there is one home to be fined. **Andi made a motion to fine \$50 a day for the side of the house that has not been cleaned. The motion was seconded by Jim and the motion carried unanimously.**

Sales and Leasing – Patti reported that there were 10 sales in 2020 and currently 13 leases. Andi stated that there are 3 noted as grandfathered in but believes there are more and she will work with Patti on this.

Welcome Committee – There are no new residents yet this year.

Manager Report – Patti reported that she met with City Forester today and walked the buffer behind 14 homes. The website has been update with the October minutes and the 2019 annual minutes, the new fountain and lake company seem to be doing well. The pool coping has been repaired, 2 stop signs have been straightened.

New Business: -

Hotwire proposal – Jim gave an overview of the recent meetings held with Hotwire and went over some of the pros and cons as well as the costs savings. The association agreed to put out a survey to determine interest. Jim agreed to prepare a draft.

Mobile Vaccination Unit – Andi reported that Campbell management is trying to arrange this effort with Palm Beach County Health Department and we have received confirmation that we are on the list.

Old Business:

Update on painted swales – Patti reported that Pro Blast will be in on Friday to complete 311's driveway.

Adjournment: Meeting was duly adjourned at 8:10 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management