

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 25, 2021 – 7:00 p.m. Via Zoom

MINUTES

Call to Order and Determination of Quorum

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

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 5 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the January financials which was also distributed to the Board. The A/R report great good shape with only 8 residents late. Patti was asked to check on 1 owner that has arrangements made for payments. We are slightly under budget with a surplus of \$2,042.

Approval of Minutes – Allen made a motion to approve the minutes from the January 27, 2021 meeting. The motion was seconded by Nick and the motion carried unanimously.

Committee Reports:

ARC – Andi reported that it is great to still see so many doing updates and many are roofs. The ARC applications since the last meeting were all approved. .

- 109 - Repaint house, trim and door
- 111- repaint house and door
- 126 –replace coach lights at garage
- 137 – new roof
- 140 - new roof
- 209 - replace double entry doors
- 302 – plant replacements
- 417 – remove stump and replace with double palm
- 462 – install shutters

Landscape – Jim reported that Paul Trupia joined the committee and they did a walk around the entrance and gate area to determine the areas in need of updating/plant replacements.

Pool – Andi reported that the pool looks great with the 2 new umbrellas. The coping broke off again and the piece seems to be missing. Patti will report this to the pool company. Patti reported that all of the furniture was recently cleaned and put back and the toilet handle was repaired.

Tennis Court – Allen reported that Paul Trupia donated the straps and Allen installed them. They are since missing and need to be replaced.

Radar signs data – Nick reported that speeding results are not better this month. The sign on Bent Tree was turned around which captured some high rates of speed.

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 have been 2 sales since Jan 1st and she has welcomed all into the community via phone call and email. There are 13 leased homes.

Welcome Committee – Andi stated when things are better with the Covid situation we will begin delivery of baked goods to new residents.

Manager Report – Patti reported that the website has been update with the November minutes, the pool coping has been repaired and the entrance camera poles have all been cleaned and the brown pole at the entrance was repainted and an email was sent to Comcast about the pedistools in need of fixing.

New Business:

Cul-de-sac parking – Andi reported and submitted a copy of the report from the PB Gardens Fire Marshall regarding parking in this area. Patti was asked to draft a letter that will be eblasted and mailed to all residents about the restricted parking in this area. 2 new signs are needed and the existing sign needs to be moved.

Old Business:

Pool gate quotes – Patti reported that she is still waiting for 2 other quotes due to the fabrication that is needed and as soon as received will pass them along to the Board.

Hotwire proposal – **Andi made a motion to table this item. The motion was seconded by Jim and the motion carried unanimously.**

Mobile Vaccination Unit – Patti reported that we are still on the waiting list.

Other Business:

Andi questioned the mag lock on the back gate. Allen agreed to check it at night to make sure it is locking. Jim suggested the towing sign as you exist be moved. Jim will look around and decide where and let Patti know.

Adjournment: Meeting was duly adjourned at 8:30 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management