

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting
March 24, 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 and Vice President, Eric Larriviere. Secretary, Allen Arnett was absent

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 6 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 1 resident late. Patti reported that the cashier’s check is due any day. We are still under budget with a surplus of \$5,151.

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

- 134- paint house scheme #12
- 173 – paint house scheme #7
- 174 – replace 3 front windows with impact
- 184 – replace front door and paint
- 309 – remove screens on lanai
- 313- replace dead sod with artificial turf
- 314- mesh pool fence
- 318 – change driveway pavers to match roof
- 404- replace roof

Landscape – Patti reported that the landscape upgrades that were approved for the front entrance and gate area will begin tomorrow and be complete by the end of the day. Patti will ensure that Tony is onsite. Patti was asked to send the Board the irrigation list when it is sent by FGU.

Pool – Andi reported for Morag who states that the pool looks great with the new umbrellas. Patti reported that the coping that broke off again has been repaired.

Tennis Court – Andi reported that residents are bringing their own net straps since the last 2 have been taken.

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

Violations – Patti reported that the home to be fined cleaned the roof and the hearing was cancelled.

Sales and Leasing – Patti reported that there have been 2 more sales and she has welcomed them into the community via phone call and email. There are still 13 leased homes.

Manager Report – Patti reported that the website has been update with the January minutes, the pool coping has been repaired again, the people waiting at the entrance for the school bus seems to be resolved and the ebblast was sent with the new doors colors.

New Business:

Camera for tennis court – The Board would like a cheaper option. Patti will check with the IT Company.

Old Business:

Pool gate quotes – **Andi made a motion to approve the quote from Fencing South Florida in the amount of \$4,600. The motion was seconded by Jim and the motion carried unanimously.**

Towing sign at entrance – Jim reported that there is no need for 2 and suggested that the one entering the community be removed and leave the one exiting where it is. Patti will check with the tow company to see if 2 are required.

Other Business:

The back gate was discussed. Patti reported that she has been waiting to learn if the mag lock is in fact working but will have the fence company take a look for a solution to make it close on its own.

Andi reported that they were saddened to learn that the new resident has 175 passed away.

Adjournment: Meeting was duly adjourned at 7:42 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management