

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting
April 28, 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, Vice President, Eric Larriviere and Secretary, Allen Arnett.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 2 homeowners were also present and Andi welcomed them into the meeting.

Eric announced that he has sold his home and will be resigning this evening. Andi and the rest of the Board thanked Eric for his time and service and congratulated him and he will be missed.

Financial Report: Jim reported on the March financials which was also distributed to the Board. Total Assets are \$593,167 Total Current Assets \$130,946, Total Reserve Assets \$453,658, Total Other Current Assets \$8,562, Total Income was \$114,266, Total Expenses were \$106,101 and the Net Surplus/(Deficit): is \$8,165. At the end of the first quarter we continue to maintain a budget surplus.

The A/R report is in great good shape with only 1 resident late. This resident is on the 2nd payment plan and will be the final approved plan.

Approval of Minutes – Nick made a motion to approve the minutes from the March 25, 2021 meeting. The motion was seconded by Jim and the motion carried unanimously.

Committee Reports:

ARC – Andi reported that the ARC applications since the last meeting were all approved.

- 173 – white gutters, pool, pool deck and heat pump
- 203 – install travertine over concrete patio
- 211- new roof
- 314 – replace driveway with pavers
- 402 – repaint driveway
- 413 – pending - install hibiscus, red bricks as boundary
- 463 – replace front door

Landscape – Patti reported that the landscape upgrades have all been installed and look great. Some of the ixoras that died were also replaced. Patti asked about the planters at the pool and Andi suggested bromeliads.

Pool – Andi reported the pool always looks great. Patti reported that people are not closing the umbrellas.

Tennis Court – Andi reported there is an issue with the gates locks. They need to be changed so that you do not need a key to get out. Patti will get this taken care of.

Radar signs data – Nick reported that speeding results are still not better this month. Patti suggested an eblast reminder to the residents about speeding. Nick suggested the data be sent with that eblast.

Violations – Patti reported that everything looks really good. There are very few dirty roofs and only 28 open violations.

Sales and Leasing – Patti reported that there have been 2 more sales and she will welcome them into the community in June when they close. There are still 13 leased homes.

Manager Report – Patti reported that the website has been update with the February minutes, the summer flowers are to be installed tomorrow, waiting on a date for the pressure cleaning of the front entrance pavers. The column at the south end should be addressed as it is leaning more. Patti will get with Tony on this for the removal of the fichus that is causing the problem.

New Business:

ARC Guidelines – Allowing a resident to change the color of a lanai from white was discussed. It was agreed that the neighbor must approve of the change.

North County Neighborhood Coalition Membership – Andi explained what this committee does and Jim agreed to attend the zoom meeting in May.

Schedule Annual Audit- Patti will email the committee to set up a date a month in advance so there is time to send the residents the audit criteria.

Old Business:

Pool gate – Patti reported that she has delivered the deposit check to Fencing South Florida. It will take up to 3 months for the material to be ordered and the fabrication work to be done.

Other Business:

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

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management