

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting - June 23, 2021 – 7:30 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 Secretary, Allen Arnett.

Andi called the meeting to order at 7:30 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners were also present and Andi welcomed them into the meeting.

Andi announced that Eric Larriviere has sold his home and therefore resigned at the last meeting. Andi then introduced Patty Custodio who has been very helpful in community and she has agreed to fill the seat.

Financial Report: Jim reported on the May financials which was also distributed to the Board. The budget is in really good shape. Total Assets are \$567,574. Total Current Assets \$99,094, Total Reserve Assets \$453,658, Total Other Current Assets \$18,905, Total Income was \$189,807, Total Expenses were \$181,789 and the Net Surplus/(Deficit): is \$8,018. At the end of the first quarter we continue to maintain a budget surplus.

The A/R report is also in very good shape with only 1 resident still and on a payment plan.

Approval of Minutes – Jim made a motion to approve the minutes from the April 28, 2021 meeting. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:

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

- 103 –paint front door
- 105-install black chain link fence in rear yard
- 106-replace removed palm
- 110-install synthetic turf in back yard
- 113-remove areca palms on west side, no replacement
- 114-landscape replacement
- 144-paint fascia board
- 174-add white gutters
- 188-remove 2 invasive over grown trees
- 200-landscape replacement
- 317-repaint house
- 401-repaint house and trim
- 408-repaint front door
- 410-replace screen enclosure with bronze instead of white, replace roof, fascia and gutters, replace windows and sliding doors
- 413-install white pavers around hibiscus
- 425 - reroof
- 431 –reroof
- 436-replace garage door
- 438-install paver driveway
- 444-repaint house
- 448-replace carriage lights

Landscape – Patti reported that there are 3 more dead pine trees that need to be removed. Compliments have been received on the new potted plants at pool. Nick mentioned there are a few more dead Ixora at the front entrance.

Pool – Andi reported that Morag said the pool looks great but kids are leaving a lot of toys behind. If they do not come back for them, they will be donated to a local charity. Patti reported that the markers are installed and the PH feeder was replaced. Andi will get with Patti on the pool sign that needs to have a few items added. Patti reported that the rat boxes have been set.

Tennis Court – Patti reported that the tennis court gate locks have been changed so a key is no longer needed to get out. The gates are still not self-closing, Patti will address. 2 New benches are also needed and Paul Trupia provided a price from 10-S Tennis Supply.

Radar signs data – Nick reported that speeding results are somewhat better this month. Andi asked the Board to come up with some thoughts for the next meeting to address this issue,

Violations – Patti reported that 116 audit letters were sent out and 7 letters from the City on buffer matters. Andi thanked Patti, Nick Jim and Allen for their work in getting this done.

Sales and Leasing – Patti reported that there have been 11 sales to date and have welcome 3 of them into the community since May. There are still 13 leased homes.

Manager Report – Patti reported that the website has been update with the March minutes, new sign is in at the pond, welcomed 5 new residents since last meeting, contacted M/I homes re drainage at 452. Oak trees at entrance were trimmed for more light to new plants.

New Business:

Appoint replacement for Eric Larriviere position – **Nick made a motion to appoint Patty Custodio to fill Eric's seat on the Board. The motion was seconded by Allen and the motion carried unanimously. Welcome Patty!**

Proposal from Fast Dry Courts for resurface of 2 courts – The proposal was reviewed and discussed but the Board had a few questions for Patti to negotiate.

Petty Cash – Andi made a approve \$300 petty cash fund. The motion was seconded by Nick and the motion carried unanimously.

Proposal “From Ground UP” for pool area landscaping – The proposal was reviewed and discussed but the Board had a few questions for Patti to ask.

Dogs off leash – Patti was asked to send out a reminder eblast that all dogs must be on a leash while outside

Old Business:

North County Neighborhood Coalition Membership – **Andi made a motion to approve the annual membership of \$500. The motion was seconded by Allen and the motion carried unanimously.** Jim agreed to attend the zoom meetings.

Pool gate – Patti reported that she spoke with Fencing South Florida today and the work is on the fabricators table. They expect to have it completed by the end of July.

Other Business:

Andi reported that she has had several residents complain about the new barricade that was installed by the County. Patti suggested to Andi that she get a petition together about this. Andi agreed to handle.

Fireworks - A few residents came to the Board with concerns about the 4th fireworks and how late they have been going off. Andi will work with Patti to draft an eblast about this.

Andi asked the Board that due Patti not being available until 7:30 if the meetings could be changed to the 4th Tuesday and then keep the 7:00 p.m. time.

Andi reported that a request was made by a resident to hold a tennis camp. Upon speaking with the attorney and the Insurance agent the request was denied as Bent Tree has an exclusion in the policy for athletic events.

Adjournment: Meeting was duly adjourned at 9: 12 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management