

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting - July 27, 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 Secretary, Allen Arnett and Patty Custodio.

Andi called the meeting to order at 7:02 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 2 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the June financials which was also distributed to the Board. The budget is in very good shape. Total Assets are \$567,574. Total Current Assets \$99,094, Total Reserve Assets \$455,413, Total Other Current Assets \$15,355, Total Income was \$189,807, Total Expenses were \$218,003 and the Net Surplus is \$9,807. At the end of the first quarter we continue to maintain a great surplus.

The A/R report is also in very good shape with only 1 resident still owing and the Board has taken action in the next step.

Approval of Minutes – Patty Custodio made a motion to approve the minutes from the June 23, 2021 meeting. The motion was seconded by Allen Arnett and the motion carried unanimously.

Committee Reports:

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

- **120-install pavers on driveway and walkway**
- **139 – replace windows**
- **157 – paint house**
- **185 – re-roof and new windows**
- **400 – Electric dog fence**
- **463 – repaint alarm box**

Landscape – Patti reported that the 2 dead pine trees are scheduled to be removed in 2 weeks. The pool plants along the fence will be installed later this week and the saw palmetto areas on Central will be trimmed and the potato vines in the buffer area will also be done soon.

Pool – Andi reported that Morag said the pool still looks great but kids are still leaving a lot of toys behind. Patti reported that the new pool sign is ready and Allen agreed to install it.

Tennis Court – Jim reported that the tennis court gate locks were damaged after they were changed. Jim reported that the netting has not been put back up yet. Patti said the handyman got busy and it will be done by the end of the week.

START - Radar signs data – Nick reported that speeding results are not much better.

North County Neighborhood Coalition Membership – Jim reported that he was not given notification of the last meeting so he did not attend. We will be getting a refund of \$250. The next meeting is Sept. 28th which he will attend.

Violations – Patti reported that many have complied with their audit letters and there is none set to be fined.

Sales and Leasing – Patti reported that there have been 12 sales to date and have welcome 3 of them into the community since June. There are still 13 leased homes.

Manager Report – Patti gave her manager report and there were no questions or comments.

New Business:

Appoint replacement for Vice President Position – Andi made a **motion to appoint Nick Bereschak to fill the Vice President seat on the Board until the annual meeting. The motion was seconded by Allen and the motion carried unanimously.**

Proposal from Fast Dry Courts for resurface of 2 courts – **Jim made a approve Fast Dry Courts provided that they agree to fix the area as we are requesting per Allen. The cost is \$15,995.00 which includes the nets and straps at no extra cost. 2 benches for \$995 are also approved which includes installation. The motion was seconded by Nick and the motion carried unanimously.**

Update Declaration – Andi reported that Patti brought to her attention that the Association documents are long overdue to be updated. Andi stated that she would reach out to Evan for the process.

Old Business:

Pool gate update – Patti reported that the new pool gate is due to be installed next week. Patti also contacted Sixberry Locksmith and they will be there the day after to install the new knob.

Cameras for tennis courts – Patti reported that she has spoken with 2 other companies and should have a quote from CSI Palm Beach in the next day or so. Patti will also contact PBJ.tech re their quote to see if the cameras are infra-red and if not, ask for a new quote.

Other Business: Buffer area – Jim reported on the history of the buffer area which runs from 124-154 Bent Tree.

Adjournment: Meeting was duly adjourned at 8:20 pm.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management