

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting – August 26, 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, Vice President Nick Bereschak and Secretary, Allen Arnett and Director Patty Custodio

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners were also present and Andi welcomed them into the meeting.

Financial Report: Jim reported on the July financials which was also distributed to the Board. The budget is still in very good shape. We continue to maintain a surplus of over 9k.

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 – Allen Arnett made a motion to approve the minutes from the July 27, 2021 meeting. The motion was seconded by James Levin and the motion carried unanimously.

Committee Reports:

ARC – Andi reported that the ARC applications since the last meeting were all approved and also thanked Jim for all of his time and efforts in meeting with residents to go over the ARC process.

- **103 – install pool**
- **139 – replace windows**
- **157 – paver driveway**
- **166 – replace hibiscus and fill in with hibiscus and jatrophia tree**
- **168 – adding French drain and sod**
- **198- Impact windows**

Landscape – Patti reported that the 2 dead pine trees were removed this past week behind 104 & 106. The pool plants along the fence were installed and the saw palmetto areas on Central were trimmed and look great. The potato vines have begun to get pulled in the buffer area and they will be done this week. Jim reported that he would like to see the Ixora at the entrance get trimmed and the new plants at the fence along the pool be trimmed down to create a hedge.

Pool – There was no report.

Tennis Court – Andi reported that the netting was placed back up. Patti reported that there was some miscommunication with the Fast Dry Courts (FDC) staff and the area that was to be looked at with Allen and their staff was not done. They opened up the area and found it to be concrete underneath. FDC agreed not to charge the \$500 for this repair.

Radar signs data – Nick reported that the Bent Tree speeding results are no better and asked the Board for some recommendations. It was agreed that a camera on the speed sign is the only thing that will help to capture the violators. Nick agreed to get pricing and will report at the next meeting.

North County Neighborhood Coalition Membership – Jim reported that the next meeting is Sept. 28th which he will attend. Patti was asked about the \$250 refund and will look into it.

Violations – Patti reported on the residents that have not complied with the audit letters and are due to be fined. **Andi made a motion to fine each violation (there are 8) for \$50 per day up to \$1,000. The motion was seconded by Jim and the motion carried unanimously.**

Sales and Leasing – Patti reported that there have been 13 sales to date and now are down to 11 leased homes.

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

Old Business:

Proposal from Fast Dry Courts for resurface of 2 courts – **Jim made a approve Fast Dry Courts but would like a 2 year warranty on the spot to be repaired. The cost is \$18,445.00 which includes the nets and straps at no extra cost and 2 benches which includes installation. The motion was seconded by Allen and the motion carried unanimously.** Patti will propose the warranty and let the Board know.

Update Declaration – Andi reported that she spoke with the Association attorney to determine the process needed to begin the documents update. Nick offered to serve on this committee.

Pool gate update – Patti reported that she Jim, and Andi met with the repair person for the gate company and he agreed it needed to be re-installed and that the powder coating and was not done well.

Cameras for tennis courts – Patti reported that she has spoken with the vendor that gave the previous quote. Patti will ask the additional questions asked.

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

Open discussion: The meeting was opened to questions. There were no questions

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management