

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

**Annual Membership Meeting
November 19, 2020 – 7:30 p.m.
VIA ZOOM**

MINUTES

Call to Order and Determination of Quorum: Patti Whelan announced that there were 61 proxies received and a quorum was established. Andrea Ciampi called the meeting to order at 7:33 pm and welcomed all in attendance.

Approval of Minutes: Nick made a motion to approve the minutes of the 2019 Annual meeting. The motion was seconded by James Levin and the motion carried unanimously.

Proof of Meeting Notice – Patti Whelan produced the Proof of Notice.

Financial Report: Jim Levin reported on the October 2020 Financials and the year to date figures and stated we are in a very good financial position. The flowers were replaced by From The Ground Up at no charge and we thank the company for doing that as we were told they would survive and they did not. Andi thanked Jim for his diligent work on the financial report every month and keeping us in check. Thank you also to Campbell Management. Jim then answered 2 questions.

President Report – Andi reported that it has been a challenging and unprecedented year for all of us. As Board members, we have a general “fiduciary duty” to act in the best interests of the community and its members. Efforts to stem the tide of “community spread” of Coronavirus was certainly, and still is, a priority. With the help of our Management Company and our Property Manager, Patti Whelan, the Board has been able to address this. Campbell Management kept us up-to-date on all CDC, State, and County Guidelines. Management also provided webinars for us to address many of the issues we were facing as a result of this pandemic. We also provided information via emails and our website. A special thank you to those residents who use the community pool for their cooperation and assistance in helping to keep the area safe and clean. A big concern at last year’s annual meeting, as well as meetings throughout the year is the issue of speeding and other traffic violations occurring too frequently in the neighborhood. During this past year, we have tried to address these issues in a variety of ways. We added stop signs, monitor speeding with the digital speed signs, and partnered with the PBG police department with a traffic agreement, and they now have the authority to ticket for stop sign violations. Nick makes a presentation to the board at each meeting where he reviews the data from the speed signs. I, along with my fellow Board members Jim Levin, Eric Larriviere, Nick Bereschak, and Allen Arnett, have worked hard to maintain and improve our community. Above all, we will continue to protect the value of our homes and the Association’s assets. Andi then thanked Patti for her diligence in always responding in a timely matter and getting things done.

Introduction of Candidates – There were 3 positions open and 3 of the current Board members submitted their Intents to Run. Therefore, no election was needed and the Board will remain the same.

New Business/Open Forum: There was no new business. The floor was then opened to questions and comments. The Board and Patti were thanked for their efforts and great work. Issues mentioned were people leaving items left at the street, reserve balance information, and people that are feeding the geese.

Adjournment: Meeting was duly adjourned at 7:47 pm.

Respectfully Submitted,
Patti Whelan, LCAM
Campbell Property Management