

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 23, 2022 – 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; Secretary, Allen Arnett and Director Mario Loaiza

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 5 homeowners were also present and they were welcomed into the meeting.

Financial Report: Jim reported on the February financials. We are on a good track. The A/R report has still 1 resident that owes and was payment on a plan. Many have still not updated their payments to reflect the new quarterly fee. Patti will check again with accounting about a letter to those that are still not paying the correct amounts.

Approval of Minutes – Jim Levin made a motion to approve the minutes from the February 2022 meeting. The motion was seconded by Nick Bereschak and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on 8 ARC applications that have been submitted since the last meeting, 2 were for new roofs, 1 for landscaping, 2 for painting, 1 for shutters, 1 for driveway and 1 for windows

Landscape – Patti reported that since the ebalt went out about changing the irrigation clocks to 3 days, several requests were made for FGU to assist. The irrigation issues at the front have also been resolved.

Pool – Andi reported that pool temp has been raised to 86. Patti asked if the Board wanted to continue spraying the pool area with Stark Exterminating. Patti was asked to get other prices and report back.

Tennis Court – Jim reported that the trash can has not been moved to the inside and that the squeegee still needs to be ordered. Paul Trupia suggested clips instead of zip ties for the windscreen. Patti reported that the tennis court light has been repaired and she will get both items ordered.

Radar signs data – Nick reported on the speeding and it is still an issue. Patti will work with Andi to draft an ebalt to go out for speeding and show the data.

North County Neighborhood Coalition Membership – Jim and Mario both reported on the recent meeting they attended and both are very pleased with being a part of this Organization. The next meeting will be their Annual Meeting and held on April 20th. Jim and Mario plan to attend. Patti advised she would also like to go. Andi thanked Jim and Mario for working on this committee.

Violations – Patti reported that the violations which are still in very good shape. Parking is better. Andi thanked Patti for handling the parking violations. There are 2 residents due for fining. **Andi Ciampi made a motion to fine \$50 per day up to \$1,000 for each resident. The motion was seconded by Jim Levin Bereschak and the motion carried unanimously.**

Sales and Leasing – Patti reported that there has still only been 1 sale this year. We are still at 9 leased homes.

Document Revision – Andi stated there was no report at this time.

Manager Report – Patti reported that the blood drive was another success with 5 units collected.

New Business:

Summer Flowers- Jim Levin **made a motion to approve \$4,500 worth of white Pentas. The motion was seconded by Nick Bereschak and the motion carried unanimously.**

Other Business: None.

Old Business:

Flags – Discussion was held regarding a revision to the Rules. –**Mario Loaiza made a motion to approve the wording discussed. The motion was seconded by Nick Bereschak and the motion carried.**

Adjournment: The meeting was duly adjourned at 8:10 pm.

Open discussion: The meeting was opened to questions. 4 question was asked.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management