

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 27, 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. 3 homeowners were also present and they were welcomed into the meeting.

Financial Report: Jim reported on the March financials. We are still on a good track with a \$5,200 surplus. The A/R report still has the 1 resident that was payment on a plan which has now moved to a foreclosure.

Approval of Minutes – Allen Arnett made a motion to approve the minutes from the March 2022 meeting. The motion was seconded by Mario Loiaza and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on 9 ARC applications that have been submitted since the last meeting. 1 for new pool and enclosure, 1 for new roof, 2 for landscaping, 2 for painting, 1 for pavers, 1 for gutters and 1 for windows

Landscape – Jim reported that the crotons by the pool should not be trimmed for a while and need to grow. Patti will contact Tony.

Pool – Andi stated there was no report.

Tennis Court – Paul Trupia reported that the squeegee is in place, the area in front of the parking lot needs clips, the screens should be cleaned and one of the cranks is not working. The gate access still needs to be fixed so that arms cannot reach around to open the gates. Patti will get these items addressed.

Radar signs data – Nick reported on the speeding and it is still a major an issue. Patti will work with Andi to draft an eblast to go out for speeding with school soon to be out.

North County Neighborhood Coalition Membership – Jim and Mario both reported on the recent Annual meeting they attended in which Patti attended also.

Violations – Patti reported that the violations are in very good shape. Parking is much better. 45 have been closed since March 1st and only 22 remain open.

Sales and Leasing – Patti reported that there has still only been 1 sale this year. We are still at 9 leased homes and a few that are in need of updated leases.

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

Manager Report – Patti reported that another payment for a gate hit was received, the new white flowers look great, the website has been updated with the North County Coalition link and last month meeting minutes. The street light on Timberwood was reported to FPL and the tennis court clips for the windscreen have been added.

New Business:

Gate Access – Andi reported that it may be time to look at other vendors for cost savings and technology purposes. Patti stated she had met a few vendors at a recent HOA and Condo event she attended to contact for more information. Mario and Allen agreed to meet and gather some information/prices.

Annual Audit Date – The audit was scheduled for Monday, May 23rd at 7:45. Jim, Nick, Patti and Elizabeth Trupia agreed to handle this. A letter will sent to the residents 14 days in advance.

Other Business: None.

Old Business:

Flags and banners – 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 8:20 pm.

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

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management