

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 25, 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 Loiaza

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 they were welcomed into the meeting.

Financial Report: Jim reported on the April financials. We are still tracking well with a \$4,500 surplus. The A/R report has 1 resident in foreclosure. The 2023 budget process will soon begin and it is expected due to the inflation, a possible 10% increase in next year’s dues. Patti recommend another Reserve Study. The Board agreed and Patti will check on the cost. Patti reported that she will be reaching out to all vendors requesting that any price increases be sent to them by July 1st.

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

Committee Reports:

ARC – Andi reported on 11 ARC applications that have been submitted since the last meeting. 1 for gutters, 1 for garage door, 1 for new roof, 4 for landscaping, 2 for painting and 2 for windows

Landscape – Patti reported that she asked FGU to clean up the pool are weeds and potted plants. There are a few dead flowers also in need of replacement. The irrigation pump that was down has been fixed.

Pool – Andi reported there is a new service person and a watch and ring was recently found at the pool. Patti reported that service from Bug Stoppers will begin on June 1st on a quarterly basis.

Tennis Court – Andi reported on behalf of Paul Trupia that the wind screen needs to be secured on the east side. Allen mentioned that he thought one of the lights was out but will confirm that with Patti.

Radar signs data – Nick reported on the speeding and nothing has changed. 4 out of every ten cars is speeding.

North County Neighborhood Coalition Membership – Jim reported on the recent meeting he attended and the 2 major topics of discussion was the crime rate and hurricane preparation.

Violations – Patti reported that the violations are still in very good shape. There have been 83 since April 1st. 16 of which were sent due to dry yards.

Sales and Leasing – Patti reported that there has been 3 sales to date. There are still 9 leased homes and a few that are still in violation for the 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 flowers are looking well , the website has been updated with the last meeting minutes, an eblast has gone out re speeding and school out. The annual audit was done this week with approximately 40 letters sent. Andi thanked Jim, Patti, Nick and Elizabeth Trupia for handling this effort. Patti and Jim will be doing an inspection of the buffer tomorrow.

New Business:

AT& I Proposal – Patti, Nick and Mario met with the vendor. The proposal is not “apples to apples” for the services that are provided with Envera. The Board would prefer services that are very similar.

Candee Construction Proposal – The Board requested more detail and a breakout of each item along with a sketch of the proposed gate solution.

Other Business: None.

Old Business:

In person meetings – Andi stated that she would like to hold off on this as people are still getting sick with Covid. Hopefully by the annual meeting this will get better and it can be held in person. The Board agreed.

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

Open discussion: The meeting was opened to questions. One homeowner had a comment.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management