

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

June 22, 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 May financials. We are still on a good track and had a good month with a \$9,500 surplus. The A/R report is still in good shape with only 3,500 owed plus the home in foreclosure.

2023 Budget Discussion – Patti reported that and eblast had gone out informing residents of the increases to expect for next year and that she has reached out to all the vendors for any price increases. To date, we have been notified that the landscape, rust removal and gate contract will not be increases. The reserve study deposit has been sent and we are waiting for the date of the study to begin.

Approval of Minutes – Allen made a motion to approve the minutes from the May 2022 meeting. The motion was seconded by Jim and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the following applications along with a new member of the committee. Welcome to Steve Weil and thank you for volunteering.

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- 116 – Clothesline - Conditionally approved
 - 104 – repaint trim - approved
 - 107 – re-paint front door –approved
 - 110 - Roof replacement - approved
 - 174 – replace side & rear windows - approved
 - 201 – garage door - approved
 - 463 – river rock walkway – under review

Landscape – Patti reported that the community looks great. The tree trimming will take place on July 16th and the Oak trees are scheduled for January. Jim reported some of the dead flowers have been replaced.

Pool – Andi reported that she and Morag met with the new service person and he is doing a pretty good. The paver work that was recently done looks great. Patti reported that she is waiting to hear back from the pool company to see if the schedule can be changed back to Tues-Thurs- Sat. and Clean Source has begun cleaning the pool area 3 times a week until school starts back up.

Tennis Court –Paul Trupia reported that he was there when Fast Dry Courts came to adjust the net and look at the cranks. Patti reported that those cranks are no longer made she spoke with them also is awaiting a proposal to replace the poles. Paul also agreed to holding off on cleaning the wind screens. Patti reported that bar to prevent people from putting their arm around to open the gates has been done.

Radar signs data – Nick reported on the speeding on Bent Tree is at dangerous levels. Andi will draft an eblast regarding this issue and street parking that is also still a problem.

North County Neighborhood Coalition Membership –There was no recent meeting.

Manager Report/Violations – Patti reported that the violations are still in very good shape. There have been 118 since April 28th. 35 of them are from the audit. 47 have been closed; 3 gates hits since last meeting there is a payment on the way; A stop bar at the exit of the community has been added; Patti and Jim walked the house along the buffer and found 2 residences that may have to be contacted to plant more and Patti will re-check these in late July. Additionally an eblast was sent out for some hurricane prep information and links to great resources. They can also be found on the website.

Patti addressed 1 home that continues to leave their can out and they have been fined in the past. **Jim made a motion to a \$50 fine. The motion was seconded by Mario and the motion carried unanimously.**

Sales and Leasing – Patti reported that there has been 4 sales to date. There are still only 9 leased homes and one that in still in violation for the need of updated lease.

Document Revision – Andi stated there was no report at this time. The board agreed to hold off on this process until next year.

New Business: None

Other Business: None.

Old Business:

Tennis court gates and pool pavers- This was discussed in the manger report.

Adjournment: The meeting was duly adjourned at 7:40 pm. Andi reported that there will be no meeting in July.

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

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management