

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 28, 2022 – 7:00 p.m. Via Zoom

ARC MEETING – 6:45

MINUTES

Call to Order and Determination of Quorum

Those present represented a quorum. Present were: Andrea “Andi” Ciampi, President; James Levin, Treasurer, Secretary, Allen Arnett and Director Mario Loaiza. Vice President, Nick Bereschak was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 1 homeowner was also present and welcomed into the meeting.

Financial Report: Jim reported on the August financials. We continue to be in good shape with still a surplus. The A/R report is in good shape with one foreclosure.

2023 Budget Discussion – Jim explained that overall reason for the proposed increase of 4.8% and proposed assessment for 2023 to be \$650 per quarter due to insurance increase, management fees and reserves increase by 5k.

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

Committee Reports:

ARC – Andi reported on the following applications that were approved at the meeting earlier this evening.

166 – new roof

174- tree removal and replace

123 – driveway and walkway pavers

211- Paint house and replace front door and side light

157- new front door and impact windows on either side

105- 5’ black chain link fence in back yard

124 - landscaping

150 – Paint house and garage door

307- new roof

Landscape – Patti reported that all of the flowers have died. She will request a soil sample From the Ground Up. The Board agreed to hold off on more flowers until the cause is determined. The Carrotwood tree by the back gate was removed and the tree overhanging the street was also trimmed.

Pool – Andi reported that the roof is in need of cleaning and Patti will get quotes. Patti reported the pool furniture was cleaned on 9/2.

Tennis Court –Patti reported that she has ordered more clips for the windscreen that still has zip ties and will have them changed out soon.

Radar signs data – Nick gave his report and speeding continues to be an issue as 44% are exceeding the speed limit.

North County Neighborhood Coalition Membership – Jim reported that the recent meeting was canceled.

Manager Report/Violations – Patti gave her report. The violations are still in very good shape and street parking is somewhat the same. 43 Violations have been closed in the last 6 weeks. 1 more gate hit payments has been recovered. Patti reported that there is 1 home that is in the Fine phase for 2 violations. **Jim made a motion to fine \$50 per day for each violation up to \$1,000. The motion was seconded by Allen and the motion carried unanimously.**

Sales and Leasing – Patti reported that there has only 3 sales to date. There are still 9 leased homes and one in violation for the need of updated lease.

Document Revision – Tabled

New Business:

Annual Meeting – Patti reported that the 1st annual meeting notice has been mailed. The Intents to are due by Oct 7th at 5:00 p.m. The meeting is being held in person at Eastpointe Country Club.

Campbell Management Contract Addendum – Discussed under budget.

Old Business:

Tennis court net posts – Patti reported that she and Jim met with Fast Dry Courts rep when he was attempting to replace the east net posts. A new proposal was needed. **Andi made a motion to approve doing both sets of nets at the same time if they will do it for under \$3,000. The motion was seconded by Jim and the motion carried unanimously.** Patti will check and let the Board know.

Tennis Court to pickle ball court – Patti reported on the results of the survey sent out. 78 responses were received. 55 were yes, 1 had no opinion and 17 were no. **Andi made a motion to approve 1 set of lines of the west court in Bimini Blue. The motion was seconded by Mario and the motion carried unanimously.**

Other Business – Andi reported that an eblast was sent out for the Halloween Spooktacular and they are in need of volunteers. To date, no one has contacted Kristine to help.

Bus stop – Andi reported that Patti sent emails to both schools with copies to the county. As of this date, nobody has replied. Andi will contact Evan for the next step.

Adjournment: The meeting was duly adjourned at 8:15 pm.

Open discussion: No questions were asked and the only homeowner present signed off prior to this time.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management