

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 25, 2023 – 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 arrived late.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 6 homeowners also present and they were welcomed into the meeting.

Financial Report: Jim reported on the year end 2022 financials. We ended in very good shape with still a surplus. The A/R report is still in good shape with the one foreclosure pending.

Approval of Minutes - Jim made a motion to approve the minutes from the November 17, 2022 budget meeting. The motion was seconded by Mario and the motion carried unanimously.

Committee Reports:

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

Landscape – Patti reported that the tree trimming was done on Monday. Flowers are doing very well and she is getting quotes for the tree removals in the parking lot area.

Pool – Andi reported that the while the new compressor took some time to get installed which was under warranty, and the pool is warm and very clean.

Tennis Court –Patti reported on the status of the court lights and was out with the electrician when he fixed the problem which was a tripped breaker. It was reported at the meeting that they 2 lights are not working again.

Allen was asked to check out the net posts after it was reported that they are crooked. Allen confirmed with photos that they are crooked and made very cheap. Patti was asked to contact Fast Dry Courts for meeting to discuss this.

Radar signs data – Nick gave his report and speeding continues to be a horrible issue with many high speeds. Andi will work with Patti on another eblast about speeding.

North County Neighborhood Coalition Membership – Jim reported that he did not attend the last meeting.

Manager Report/Violations – Patti gave her report. The violations are still in pretty good shape and street parking is little better. 59 Violations have been closed in the last 6 weeks. Patti reported that there is 1 home that is in the Fine phase. **Mario made a motion to fine \$50 per day up to \$1,000. The motion was seconded by Andi and the motion carried unanimously.**

Sales and Leasing – Patti reported that there were only 4 sales in 2022 and 1 this month. There are still only 9 leased homes.

New Business:

Tennis court rules – Andi reported that we are having issues with people using the court as a dog park. Although Patti posted a sign right away after being informed, we were able to catch a culprit on video. Andi asked the Board to think about the rules that need to be added.

FPL streetlights – The Board reviewed the information from the FPL rep and decided to change the tops and bulbs to LED. Traditional Carriage with side panels was picked with a 6,750 Lumen. **Mario made a motion to approve this type of fixture and bulb. The motion was seconded by Jim and the motion carried unanimously.**

Wellington Electric proposal – **Mario made a motion to approve the proposal in the amount of \$740. The motion was seconded by Allen and the motion carried unanimously.**

Old Business:

Document Revision – Tabled

Adjournment: The meeting was duly adjourned at 7:58 pm.

Open discussion: There were 2 questions asked and answered.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management