

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 22, 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, and Secretary, Allen Arnett. Vice President, Nick Bereschak and Mario Loiaza were absent.

Andi called the meeting to order at 7:02 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners also present and they were welcomed into the meeting.

Financial Report: Jim reported on the Jan 2023 financials. The A/R report is as expected, there are some owners that have not changed their payment amount. Patti was asked to check on the foreclosure that is still pending.

Approval of Minutes - Jim made a motion to approve the minutes from the January 25, 2023 & September 28, 2022 meetings. 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.

Landscape – Patti reported that an email was received FROM THE GROUND UP asking for feedback. The flowers are still doing very well.

Pool – Andi reported that the new pool guy is doing great, the temperature is as it should be.

Tennis Court –Patti reported that the court lights all working well, the 2 hr. timer was installed and she has asked Florida Sidewalks to also look at the step by the gate that is raised. Paul Trupia reported that the new net posts are great!

Radar signs data – Nick was not present. Jim reported on some of the numbers with high speeds. Patti will draft another eblast about speeding.

North County Neighborhood Coalition Membership – Andi reported that Jim had sent the Board some new information. The Board did not have any comments. Jim will be attending another meeting next week.

Manager Report/Violations – Patti gave her report on violations which are in pretty good shape with street parking not so good again. 34 Violations have been closed in the last 4 weeks. No fine hearing was needed from the last meeting as the owner complied.

Sales and Leasing – Patti reported there is no change. There are still only 9 leased homes.

New Business:

Tennis court rules – The draft ruled were discussed and minor changes were made. **Andi made a motion to approve the wording discussed for the new sign. The motion was seconded by Jim and the motion carried unanimously.**

FPL streetlights – Patti reported that she is now told of a 4th person handling the LED lighting and still waiting for a proposal.

Old Business:

Document Revision – Tabled

Adjournment: The meeting was duly adjourned at 8:08 pm.

Open discussion: There were 3 comments mentioned.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management