

# BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting

March 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, Vice President, Nick Bereschak, Mario Loiaza and Secretary, Allen Arnett.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting.

3 homeowners also present and they were welcomed into the meeting.

**Financial Report:** Jim reported on the February 2023 financials. The A/R report is somewhat better, there are a few owners that have not changed their payment amount. The foreclosure is set for trial in April.

**Approval of Minutes** - Jim made a motion to approve the minutes from the February 22, 2023 meeting. The motion was seconded by Allen and the motion carried unanimously.

### **Committee Reports:**

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

**Landscape** – Patti reported that the email received FROM THE GROUND UP was emailed to the community about watering as many have crispy yards, the 3 dead trees have been removed from the parking area and the flowers will also be in need of replacement soon as the weather warms.

**Pool** – Andi reported that the pool is doing great, the temperature is as it should be and very clean. The shower handle still needs to be replaced. Patti stated that she asked the pool company 2 weeks ago to do this, she will follow up.

**Tennis Court** –Patti reported that the court lights all still working well. Florida Sidewalks has provided a proposal for the concrete that needs to be fixed by the gate and is meeting with another contractor tomorrow. The benches have been secured

**Radar signs data** – Nick reported on some of the numbers with high speeds. Another eblast about speeding will be sent.

**North County Neighborhood Coalition Membership** –Jim shared some of the great information provided at the last meeting he attended.

**Manager Report/Violations** – Patti gave her report on violations which are still in pretty good shape. A fine hearing is needed for 315 for not cleaning the roof. **Jim made a motion to fine \$50 per day up to \$1,000. The motion was seconded by Allen and the motion carried unanimously.**

Patti also reported that she had reached out to PB Gardens Police for more patrolling and they have been in a few times since.

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

**New Business:**

Tennis court rules – Jim reported that the new signs have been installed but old ones need to be removed.

Stop sign on Bent Tree – **Mario made a motion to approve this as a 4 way stop. 2 signs to be added to include striping. The motion was seconded by Andi and the motion carried unanimously.** Patti will meet with Jim in the a.m. to discuss locations for signs.

Hire off duty for speeding - tabled

Central Blvd. sidewalks proposals – Patti reported that she has 2 quotes and is meeting with another vendor tomorrow for the 3<sup>rd</sup>.

Tennis Court Light proposals - Patti went over the 2 quotes provided so that the Board has an idea of the LED lighting costs. Will have the 3<sup>rd</sup> quote for the next meeting.

Increase speed limit – Allen suggested this could help so that the police could then ticket. Patti will look into what is needed if it is decided to do this.

**Old Business:**

Fountain update – Andi reported that the Board has decided at this time to leave the fountain as is with the latest nozzle that was just replaced.

FPL streetlights – Patti reported that she has distributed the proposal to the Board for the upgrade to LED lighting and is waiting to hear back on a few questions from the Board.

Document Revision – Andi suggested that the document prepared by Atty Gelfand a few years ago be sent to Evan and have him review it and come up with a plan of action to move forward in updating the documents. The rest of the Board agreed so Andi will speak with Evan soon and report at next meeting.

**Adjournment:** The meeting was duly adjourned at 8:12 pm.

**Open discussion:** There were 2 comments.

Respectfully submitted,  
*Patti Whelan, LCAM*  
Campbell Property Management