

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

April 26, 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 and Secretary, Allen Arnett. Mario Loiaza was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 5 homeowners were also present and they were welcomed into the meeting.

Financial Report: Jim reported on the March 2023 financials. The A/R report is great. The foreclosure trial has begun.

Approval of Minutes – Nick made a motion to approve the minutes from the March 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 on the email received FROM THE GROUND UP requesting the color of flowers for summer. Andi will get with Tony on this.

Pool – Andi reported that she got a complaint about the pool not being cleaned up after people are there.

Tennis Court – Paul Trupia reported that the courts are great but the screening on the front gate is coming down. Patti will get more clips to have those that are not new done.

Radar signs data – Nick reported that 44% are still speeding. Another eblast about speeding will be sent.

North County Neighborhood Coalition Membership – Jim shared information on the annual meeting he just attended.

Manager Report/Violations – Patti gave her report on violations which are in very good shape; PB Gardens Police has been still patrolling.

Sales and Leasing – Patti reported there is one change, the sale of 118. There are still only 9 leased homes.

Old Business:

Tennis Court Light proposals - Patti went over the quotes provided and the Board requested a quote for the same as Fast Dry Courts quote.

Increase speed limit – Andi reported that the Board did not think that this will help the speeding situation.

Old Business:

Stop signs on Bent Tree –Andi reported that she meet with Jim and Patti to discuss locations for signs. The Board reviewed the quote given and requested an additional quote.

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

FPL streetlights – Jim reported on the costs for upgrading to new LED lighting. **Allen made a motion to approve the new lighting. The motion was seconded by Andi and the motion carried unanimously.**

Document Revision – Andi reported she has a call scheduled with the attorney to begin this process.

New Business:

Andi brought up an issue regarding dogs off of leashes. This is a violation as a rule and law that states dogs must be leashed when outside the home.

Patti reported that she had a request for implementing a water aerobics program. Andi will get more info on this.

Adjournment: The meeting was duly adjourned at 7:51 pm.

Open discussion: There were no comments or questions.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management