

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

May 24, 2023 – 7:00 p.m. Via Zoom

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

Financial Report: Jim reported on the April 2023 financials. The A/R report is pretty much unchanged. The foreclosure trial has begun and await the outcome.

Approval of Minutes – Allen made a motion to approve the minutes from the April 26, 2023 meeting. The motion was seconded by Nick and the motion carried unanimously.

Committee Reports:

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

Landscape – Patti reported that the flowers are in and doing well.

Pool – Patti reported that due to the complaint about the pool not being cleaned up after people, an eblast was sent out. Andi reported everything else is good.

Tennis Court – Andi reported that Paul Trupia mentioned the trash in the back preserve area that needs to be cleaned up. Patti reported that she got more net screen clips and this will be finished up soon.

Radar signs data – Nick reported that speeding on Woodview has increased. The monthly eblast about speeding will be sent out.

North County Neighborhood Coalition Membership – Jim shared information on the last meeting he attended and requested that the hurricane link be sent out.

Manager Report/Violations – Patti gave her report and violations are still very good shape.

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

Old Business:

Tennis Court Light proposals – The board reviewed the quotes provided and no action was taken at this time.

Old Business:

Stop signs on Bent Tree – Allen made a motion to approve the proposal for FastSigns in the amount of \$3,461.94. The motion was seconded by Andi and the motion carried unanimously.

Central Blvd. sidewalks proposals – The board reviewed the quotes and further information is needed. Once Patti

receives she will pass along.

FPL streetlights – Patti reported on their timeframe of the new lights.

Document Revision – Andi reported she has sent some information to the attorney and he is beginning this process.

New Business:

Holiday lighting contract - The 3 year contract was approved in the amount of \$5,300.00

Adjournment: The meeting was duly adjourned at 8:03 pm.

Open discussion: There were no comments or questions.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management