

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting June 21, 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 and Director, Mario Loiaza.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners were also present and were welcomed into the meeting.

Financial Report: Jim reported on the May 2023 financials. No major concerns. Campbell comptroller suggested moving some of the funds from the reserve account into a short-term CD account with Merrill Lynch that will earn more interest. Jim agreed and asked Pam to move forward. A big thank you was given to Campbell for their accounting efforts. The A/R report is still in very good shape. The foreclosure trial has begun, and we still await the outcome.

Approval of Minutes – Nick made a motion to approve the minutes from the May 24, 2023, meeting with one correction. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the 6 applications that were approved at the meeting earlier this evening.

Landscape – Patti reported that the tops of the flowers in the pool area have been eaten by the iguanas. FGU has installed the clusia plants along the back side of the tennis court area along with some free sod. Palm trees were trimmed on 5/30.

Pool – Andi reported she was getting complaints that the pool was too warm, the vendor is slowly cooling it. Perfect Pools rep is doing a great job with the pool maintenance.

Tennis Court – Andi reported that Paul Trupia has nothing to report. Patti reported that the clips are done on the net screening.

Radar signs data – Nick reported that speeding on Woodview is at 11% speeders and Bent Tree is at 44%. Another speeding reminder eblast will be sent.

North County Neighborhood Coalition Membership – There was no meeting this month.

Manager Report/Violations – Andi began by thanking Patti for her diligence and great job in reporting violations. Patti thanked Jim and Morag Levin and Nick for their help with the annual audit that was recently done with 61 letters being sent as a result. There is 1 owner due for the fining process. **156 Bent Tree - Andi made a motion to a \$50 per day fine up to \$1,000. The motion was seconded by Mario and the motion carried unanimously.**

Sales and Leasing – Patti reported no change. There are still only 9 leased homes and 1 sale to date.

Old Business:

Update on Stop signs on Bent Tree – Patti is still waiting for the install date. Once received, an eblast will go out informing residents 2 days in advance of the new 4 way stop.

Central Blvd sidewalk repairs– **Jim made a motion to approve the proposal for Five Star Paving in the amount of \$27,830 for all the repair work. The motion was seconded by Mario and the motion carried unanimously.**

Central Blvd griding proposals – **Jim made a motion to approve the proposal for A Plus Concrete in the amount of \$6,960 for the grinding work. The motion was seconded by Mario and the motion carried unanimously.**

Landscape rule for trimming in buffer & preserve areas – The rule as written did not pass a vote, it needs revised and will be on the next agenda.

Document Revision – Andi reported the attorney Bachove has begun this process.

New Business:

Iguanas – Andi reported that There have been a few sightings of iguanas in the pool and lake areas. FGU gave Patti information on an expert in this field. Patti met with Florida Iguana Removal and provided the board with a proposal. – **Andi made a motion to approve a one-time visit of \$250 to see what they can catch along the pond, pool and canal area and go from there. The motion was seconded by Jim and the motion carried unanimously.**

Adjournment: The meeting was duly adjourned at 8:07 pm.

Open discussion: There was one very nice compliment.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management