

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

September 27, 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. 5 homeowners were also present and were welcomed into the meeting.

Financial Report: Jim reported on the August 2023 financials. The A/R report is still in very good shape. The foreclosure trial has begun, and we still await the outcome. Andi thanked Patti and Jim for their efforts on the prep of the budget.

Draft 20204 budget discussion- **Andi made a motion to approve the draft budget as presented. The motion was seconded by Nick and the motion carried unanimously.**

Approval of Minutes – Nick made a motion to approve the minutes from the June 21, 2023, meeting with one correction. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:

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

Landscape – Patti reported there is no longer and iguana issue. The plants along the Central have been trimmed along the sidewalks.

Pool – Andi reported on some ripped chairs that will be thrown away and to plan for new furniture in 2025.

Tennis Court – Andi gave Paul Trupia’s report.

Radar signs data – Nick reported on the speeding. Another speeding reminder eblast will be sent.

North County Neighborhood Coalition Membership – The meeting is tomorrow night.

Manager Report/Violations –Patti reported on a few violations that are due for fining:

BTP32378 for dirty roof, BTP32279 for dead tree in front, BTP32229 for dirty roof – **Allen made a motion for a \$50 per day fine up to \$1,000 for each of these violations. The motion was seconded by Jim and the motion carried unanimously.**

BTP32589 - **Andi made a motion to a \$100 per day fine up to \$1,000 for the commercial vehicle. The motion was seconded by Nick and the motion carried unanimously.**

Sales and Leasing – Patti reported all leases are up to date and there have been 6 sales to date.

Old Business:

Landscape rule for trimming in buffer & preserve areas – The rule as written still needs revisions and will be on the next agenda.

Document Revision – Andi reported that attorney Bachove has not begun this process yet and will soon.

New Business:

Preservation of the governing documents – **Andi made a motion to approve the Preservation of Governing Documents. The motion was seconded by Nick and the motion carried unanimously.**

From the Ground Up 2024 Contract - **Nick made a motion to approve the 2024 contract. The motion was seconded by Andi and the motion carried unanimously.**

From the Group UP - Central Blvd. tree trimming proposal – **Jim made a motion to approve the proposal for tree trimming but not to be done until after Jan 1st. The motion was seconded by Andi and the motion carried unanimously.**

Adjournment: The meeting was duly adjourned at 8:39 pm.

Open discussion: No comments

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management