

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

October 26, 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, Secretary, Allen Arnett and Director, Mario Loiaza. Nick Bereschak was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 3 homeowners were also present and were welcomed into the meeting.

Financial Report: Jim reported on the September 2023 financials. The A/R report is still in very good shape. The foreclosure has now turned into a bankruptcy and will await the outcome as the home is back on the market.

Approval of Minutes – Jim made a motion to approve the minutes from the September meeting. The motion was seconded by Mario 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 that fertilization recently took place and preserve maintenance was done on Oct 7th.

Pool – Patti reported she got a verbal price on the pool building painting. The cost given was very high and they would like estimate.

Tennis Court –Patti reported she got a cost to fix the center clip and was asked to get another price and to also ask for a credit on the benches.

Radar signs data – Nick was not present to give a report.

North County Neighborhood Coalition Membership – Jim reported on the last meeting events.

Manager Report/Violations –Patti reported that a fine hearing was not needed and 26 new violation letters were recently sent.

Sales and Leasing –There have been 7 sales to date and a few leases are in new of renewals.

Old Business:

Landscape rule for trimming in buffer & preserve areas – The rule as written was revised with one change.

Document Revision – Andi had nothing new to report.

New Business:

Pool parking lot parking – Andi reported this is not being monitored and needs to be as many people are parking there overnight. The Board was asked to think about this and will be brought up again at the next meeting.

2024 budget - **Jim explained the changes needed since the last draft was approved. Mario made a motion to approve the 2nd draft budget as presented. The motion was seconded by Allen and the motion carried unanimously.**

Adjournment: The meeting was duly adjourned at 7:56 pm.

Open discussion: There was no comments

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management