

**BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**

Board of Directors Meeting  
November 16, 2023 - 7:00 P.M.  
Eastpointe Country Club

13535 Eastpointe Blvd. Palm Beach Gardens, FL 33418

**MINUTES**

**Call to Order and Determination of Quorum**

Present were: Andrea “Andi” Ciampi, President  
James Levin, Treasurer  
Nick Bereschak, Vice President  
Mario Loaiza, Director

Those present represented a quorum. Andi called the meeting to order at 7:01 p.m. Patti Whelan, LCAM from Campbell Management was absent. 4 homeowners were in attendance.

**Approval of Minutes** – Jim Levin made a motion to approve the minutes from the September 27, 2023 meeting. The motion was seconded by Mario and the motion carried unanimously.

**Approval of the 2024 Budget** – Andi thanked Jim and Patti for their work and diligence on drafting a great budget. Jim reported on the reasons for the 2024 quarterly increase. **Mario made a motion to approve the proposed budget as presented. The motion was seconded by Nick and the motion carried unanimously.**

**Adjournment:** Meeting was duly adjourned at 7:15 p.m.

The 2023 Annual Meeting followed.

Respectfully submitted,  
*Patti Whelan, LCAM*  
Campbell Property Management