

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

January 24, 2024 – 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, Secretary, Allen Arnett, Director Mario Loiaza and Vice President, Nick Bereschak.

Andi called the meeting to order at 7:02 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 2 homeowners were also present and were welcomed into the meeting.

Financial Report: Jim reported on the 2023 financials, and he is still waiting on an answer regarding an entry error in insurance category. The A/R report is still in very good shape. There is still one home in bankruptcy.

Approval of Minutes – Jim made a motion to approve the minutes from the September 26th 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 she met with Tony about the Central Blvd. tree trimming. Tony recently did fertilization and spraying of the entry flowers and Jim reported that the trees on 117th have still not been done.

Pool – Andi reported that the pool looks great. Patti was asked to check on the shower shut off valve and the shower head.

Tennis Court –Patti was asked to get a cost to fix the fence on the north side. Allen agreed to meet with James Candee to discuss what needs to be done.

Radar signs data – Nick gave the latest reports.

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

Manager Report/Violations –Patti reported that there are 2 residents in the fine hearing status.

BTP32353 - Roof cleaning over garage

BTP32444– roof cleaning

Andi made a motion to fine each resident \$50 per day up to \$1,000. The motion was seconded by Jim and the motion carried unanimously.

Sales and Leasing –Patti reported there have been 8 sales to date all the leases are up to date. There are still 9.

Old Business:

Landscape rule for trimming in buffer & preserve areas –**Allen made a motion to approve the rule as written. The motion was seconded by Mario and the motion carried unanimously.**

Document Revision – Andi reported that Evan is working on this project. It was agreed to have his office retype what needed to be done.

New Business:

Hire police officer – Patti was asked to check to see if they would give us a report on those stopped with tag # and address.

Pool parking lot parking – table

Flower issue at signs – Andi reported that a soil sample was ordered, and the results take about 2-3 weeks.

Tennis court fencing proposal – discussed under tennis court committee.

Other Business – Patti was asked to get quotes also for new landscape lighting at front.

Adjournment: The meeting was duly adjourned at 8:16 pm.

Open discussion: There was no comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management