

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

February 28, 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; Secretary, Allen Arnett, Director Mario Loiaza and Vice President, Nick Bereschak. James Levin was absent.

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: Andi reported on the January financials from Jim’s recap.

Approval of Minutes – Allen made a motion to approve the minutes from the January 24th meeting. The motion was seconded by Mario and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the 12 applications that were approved and 1 denied at the meeting earlier this evening.

Landscape – Patti reported that she spoke with Tony about the flowers. They are replacing the north entrance flowers tomorrow as a test with the fertilizer that was recommended from the soil sample.

Pool – Andi reported that the pool still looks great.

Tennis Court –Patti reported the fence is fixed on all sides.

Radar signs data – Nick gave the latest reports.

North County Neighborhood Coalition Membership – Mario reported the next meeting is March 25th.

Manager Report/Violations –Patti gave her manager’s report and also reported that there are no residents in the fine hearing status. The community looks great!

Sales and Leasing –Patti reported there have been no sales this year and the 9 leased units are up to date.

Old Business:

Document Revision – Andi reported that Evan is working on this project.

Hire police officer – Andi will speak with Chief Shannon about the email we got in this.

Back gate internet – Patti was asked to contact Envera about the old Comcast service for that location.

New Business:

Landscape lighting at entrance – Patti will send the Wellington Electric proposal for the Board to review.

Other Business – Patti was asked to look into the large reel that was left in the Preserve. The light in front of 463 is staying on.

Adjournment: The meeting was duly adjourned at 7:47

Open discussion: There were no comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management