

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

March 27, 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, Director Mario Loiaza and Vice President, Nick Bereschak, Treasurer, James Levin. Allen Arnett was absent.

Andi called the meeting to order at 7:01 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 February financials.

Approval of Minutes – Nick made a motion to approve the minutes from the February 28th meeting. The motion was seconded by Mario and the motion carried unanimously.

Committee Reports:

ARC – There was no quorum for the meeting. Andi reported on the applications that were approved and 1 denied.

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 –Paul reported on a few issue that Patti will investigate.

Radar signs data – Nick gave the latest reports.

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

Manager Report/Violations –Patti gave her manager’s report and reported 2 properties are in the fine hearing status.

BTP32339 – Dead tree - **Andi made a motion to enforce a fine of \$25 per day up to \$1,000 until an ARC application is received. The motion was seconded by Mario and the motion carried unanimously.**

BTP32509 – Cans and bins continually left out - **Andi made a motion to enforce a onetime fine of \$100. The motion was seconded by Mario and the motion carried unanimously.**

BTP32509 – Parking – vehicle is continually parking on the wrong side of the street in the wrong direction. **Andi made a motion to enforce a one-time fine \$100. The motion was seconded by Nick and the motion carried unanimously.**

Sales and Leasing –Patti reported there still have been no sales to date and all 9 leased units are up to date.

Old Business:

Document Revision – Andi reported that Evan is working on this project and his office is retying what is needed.

Flower issue update – Andi suggested we wait to see how these new flowers do and then look at hiring another company to do just the flowers at the entrance.

Back gate internet – Patti reported she is still waiting for Envera to transfer the Comcast service for that location to the Assn.

Landscape lighting at entrance proposals– The proposals were reviewed and discussed. **Jim made a motion to approve the Wellington Electric proposal in the amount of \$6,275 pending the Board approval of the sample light the Association will pay to install. The motion was seconded by Nick and the motion carried unanimously.**

New Business:

Front entrance upgrades – Andi asked the Board to make a wish list and will re-visit this at the next meeting.

Other business – It was recommended by a homeowner that house color palette be updated. Andi agreed and will meet with the resident to discuss further.

Adjournment: The meeting was duly adjourned at 8:12

Open discussion: There were no comments.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management