

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

May 22, 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 and Vice President, Nick Bereschak and Treasurer, James Levin. Director, Mario Loiaza was absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 6 homeowners were also present and were welcomed into the meeting.

Financial Report: Jim reported on the April financials. The next Reserve Study need to be set up.

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

Committee Reports:

ARC – Andi reported on the 8 applications that were approved.

Landscape – There was no report.

Pool – Andi announced a water aerobics class will begin June 5th by a certified and insured instructor. All are invited to attend. \$10 if you pay up front and \$15 for a walk -in.

Tennis Court –Paul reported on the tennis court from the pressure cleaning. Patti will address this with the vendor

Radar signs data – Nick gave the latest reports.

North County Neighborhood Coalition Membership –No report.

Manager Report/Violations –Patti gave her report and the one 1 property in fine status.

BTP32299 – Removal of unapproved light fixture - **Andi made a motion to approve a \$25 per day fine up to \$1000. The motion was seconded by Nick and the motion was carried unanimously.**

Sales and Leasing –Patti reported there are 4 sales to date with 9 leased homes and still 2 that need renewal.

Old Business:

Document Revision – Andi reported this is work in progress.

Front entrance upgrades –Jim and Andi gave the details of the meeting held with the Luchini Group.

New pool furniture – Then Board discussed the quotes. **Andi made a motion to approve the Sunniland Patio quote to include 2 umbrellas. The motion was seconded by Jim and the motion carried unanimously.**

FGU quote for tennis court area – It was decided to hold off until it was decided if the back tennis court gate would still be used.

New business – Five Star Paving quote for 118 sidewalk repair – The Board said quote was too high. Need others.

Adjournment: The meeting was duly adjourned at 8:10

Open discussion: There was 1 comment.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management