

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

June 19, 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 and Director and Mario Loiaza.

Andi called the meeting to order at 7:02 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 1 homeowner was present and was welcomed into the meeting.

Financial Report: Jim reported on the May financials

Approval of Minutes – Nick made a motion to approve the minutes from the May 22, meeting. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the 3 applications that were approved.

Landscape – There was no report.

Pool – Andi said the water aerobics class is doing great and there is more space if anyone wants to join. A few items are in need of repair at the pool and Patti has James Candee scheduled to do the work.

Tennis Court –No report.

Radar signs data – Nick gave the latest reports.

North County Neighborhood Coalition Membership –No report, next meeting is in another week.

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

Sales and Leasing –Patti reported there are 5 sales to date with 9 leased homes and 1 still waiting for a renewal.

Old Business:

Document Revision – Andi thanked the Board for taking the time to review the documents sent to them. The are now being drafted for final review.

Front entrance upgrades –Jim and Andi gave the details of the meeting held with the Luchini Group. The project is now on hold.

Five Star Paving quote for 118 sidewalk repair – The Board decided to wait until another repair is needed.

Reel in Preserve – Patti reported that she has been in contact with someone from the City who will look into this.

New Business

Lake bank repairs – Mario and Allen walked the area. One of the owners will need to make their adjustments before the work gets done by From the Ground UP.

Tennis Court repair - Patti was asked to get another vendor opinion to look at the marks on the court.

Cabana roof and painting – Patti reported that she has not received the proposal from A Tite Seal

Adjournment: The meeting was duly adjourned at 8:19

Open discussion: No comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management