BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.
Board of Directors Meeting
August 29, 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, Treasurer, James Levin and Director and Mario Loiaza.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 1 homeowner was present via zoom.

Financial Report: Jim reported on the June financials.
2025 Budget Discussion – Patti reported that she contacted all of the vendors for 2025 pricing. Patti prepared a 1st draft of the budget and sent it to Jim. Jim and Andi will meet to review is and then it will be presented to the Board in the Oct. Meeting.

Approval of Minutes – Mario made a motion to approve the minutes from the June 19, 2024 meeting. The motion was seconded by Allen and the motion carried unanimously.

Committee Reports:
ARC – Andi reported on all the recent approved applications.

Landscape – Patti reported that she met with Tony at the pool area to discuss the landscaping in that area. The Board decided they would wait until the entrance project begins to do anything in this area.

Pool – Andi reported the new furniture looks great and the water aerobics class is still doing well and is also open to co-ed.

Tennis Court –Paul Trupia reported the courts look great and the swirls have gone away.

Radar signs data – Nick gave the latest reports.

North County Neighborhood Coalition Membership - Jim reported there was no recent meeting, but information was eblasted to the community a few weeks ago.

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

BTP32509 –parking – **Jim made a motion to a $100.00 fine for each of the 5 parking violations. The motion was seconded by Allen and the motion carried unanimously.**

BTP32509 - **Andi made a motion to deny the renewal of this lease. The motion was seconded by Mario and the motion carried unanimously.**

Sales and Leasing –Patti reported there are 8 sales to date with 10 leased homes.

Welcome Committee – Patti reported that Patty Custodio welcomed 2 new residents to the community with cakes.

<u>Old Business:</u>

Document Revision Update– Andi thanked the Board for taking the time to review the documents. The next step is for she and Jim to do a zoom meeting with Evan to go over changes needed.

Tennis Court Area – Quote from the Ground Up – The Board requested a revised proposal for just mulch and not to include the root removals.

Update on front entrance upgrades/quotes:
Palm Beach Outdoor Center Design Group proposal – **Nick made a motion to approve the proposal in the amount of $4,500. The motion was seconded by Mario and the motion carried unanimously.**

Ratify vote for Palm Coast Tree Service proposal - **Jim made a motion to approve the A Title Seal proposal in the amount of $9,950.00. The motion was seconded by Mario and the motion carried unanimously.**

<u>New Business</u>

Annual Meeting Date (Nov 21st) – This date was agreeable with the Board. It was also decided to hold the meeting at the pool this year.

Pool Cabana roof replacement proposals (A Tite Seal, Leo & Garabar) **Jim made a motion to approve the A Title Seal proposal in the amount of $9,950.00. The motion was seconded by Mario and the motion carried unanimously.**

Pool fence – removal of rings– Candee Proposal – the quote was too high at $1,200; **Mario made a motion to approve $750. The motion was seconded by Allen and the motion carried unanimously.** If Candee does not agree, additional quotes will be needed.

Seawall repair proposals (Jupiter Dock & Seawall, Coast Seawall Dock & Boatlifts & Superior Stabilization) – Allen reported that he and Mario looked at the situation. **Allen made a motion to approve the quote from Coast Seawall in the amount of $16,590. The motion was seconded by Mario and the motion carried unanimously.**

2025 Contracts (M&H Pressure Cleaning, Rust Tech, Solitude) **Andi made a motion to approve these new contracts for 2025. The motion was seconded by Mario and the motion carried unanimously.**

Adjournment: The meeting was duly adjourned at 8:37

Open discussion: No comments.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management