

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

September 18, 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. 3 homeowner were present via zoom.

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.

Financial Report: Jim reported on the August financials.

2025 Budget Discussion – Nick made a motion to approve the budget as presented. The motion was seconded by Mario and the motion carried unanimously.

Committee Reports:

ARC – Andi reported on the 7 recent approved applications.

Landscape – Patti reported that she spoke with Tony that there is to be no trimming done in the buffer.

Pool – Andi reported the water aerobics class is no longer being held. Patti reported the rings have been removed from the fence and it looks great.

Tennis Court –Paul Trupia reported the courts look great.

Radar signs data – Nick gave the latest reports.

North County Neighborhood Coalition Membership - Jim reported there was no recent meeting until next week.

Manager Report/Violations –Patti gave her reports. The 1st Annual Meeting Notice will be mailed on September 22nd. Patti also reported on the property that was in fine status. The fine hearing was held, the committee upheld the fines and the letters were sent to the owner

Sales and Leasing –Patti reported there are no new sales from last month. There are 9 leased homes.

Welcome Committee – No new residents.

Old Business:

Document Revision Update– Andi reported that she and Jim had a zoom meeting with the attorney on some changes. Once they are completed Evan will send again for a final review.

Update on front entrance renovations. - Palm Beach Outdoor Center Design Group is awaiting our check to begin his plans.

New Business – There was no new business

Pool Cabana roof replacement update – Patti reported that A Tite Seal has the deposit and the tiles. The work will begin soon.

Seawall repair update – Patti reported that Coast Seawall Dock & Boatlifts have received the deposit and they will notify Patti soon with a start date.

Adjournment: The meeting was duly adjourned at 7:53

Open discussion: No comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management