

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

January 29, 2025 - 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, Sean Thompson Treasurer, James Levin. Vice President, Nick Bereschak, and Director and Mario Loiaza were absent.

Andi called the meeting to order at 7:00 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 4 homeowners were present via zoom.

Approval of Minutes – Nick made a motion to approve the minutes from the November 21, 2024, meeting. The motion was seconded by Jim and the motion carried unanimously.

Financial Report: Jim reported on the year end financials.

Committee Reports:

ARC – There was no quorum for the meeting.

Landscape – Patti reported that the mulch was installed before Thanksgiving. Jim mentioned that a mulch survey should be done to determine if residents prefer red or brown mulch. The Board agreed.

Pool – Andi reported the pool looks great and no complaints.

Tennis Court –Paul Trupia reported the courts are in very good shape but need 2 new net hooks and 2 straps.

Radar signs data – Nick gave his report.

Manager Report/Violations –Patti gave her reports.

To be fined: BTP32289 – Dirty roof

BTP32353 – Dirty roof and driveway

BTP54133 – Dirty Roof

Andi made a motion to fine of \$50 per day up to \$1,000 for each of these fines. The motion was seconded by Nick and the motion carried unanimously.

Sales and Leasing –Patti reported that we had 9 new owners in 2024. There are still 9 leased homes.

Welcome Committee – No new owners in January

Old Business:

Front entrance project.

Proposal from GPS - **Jim made a motion to approve GPS proposal to include the lettering and paint options. The motion was seconded by Andi the motion carried unanimously.**

Proposal from Peter Kutsukos Landscape - **Jim made a motion to approve the proposal in the amount of \$39,785. The motion was seconded by Andi the motion carried unanimously.**

Pool Cabana roof replacement update – Patti reported that A Tite Seal will have the job complete by Friday.

Seawall repair update – Patti reported that Coast Seawall Dock & Boatlifts will have the project done Friday.

New Business

Approval of Amended & Restated Declaration of Covenants, Conditions & Restriction – tabled until next meeting

Approval of Amended & Restated Bylaws – tabled until next meeting

Flashing stop signs and rumble strips – The board will review these options and discuss at next meeting

Five Star Paving quote for 3 concrete areas in community – Patti was asked to get 2 other quotes.

Front gate maintenance – Patti reported the new company is doing a great job.

Adjournment: The meeting was duly adjourned at 8:43

Open discussion: There were no comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management