

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

February 26, 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, Treasurer, James Levin. Vice President, Nick Bereschak, and Director and Mario Loiaza. Sean Thompson was absent.

Andi called the meeting to order at 7:01 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 3 homeowners were present via zoom.

Approval of Minutes – Nick made a motion to approve the minutes from the January 29, 2025, meeting. The motion was seconded by Jim and the motion carried unanimously.

Financial Report: Jim reported on the January financials. We are on track.

Committee Reports:

ARC –Andi reported on the 14 applications since the last meeting that were all approved.

Landscape – Jim reported on the status of the front entrance landscape modifications to date. The flower color also been decided on.

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

Tennis Court –Paul Trupia reported that the courts are in good shape but suggested more clips needed for the netting around the court.

Radar signs data – Nick gave his report.

Manager Report/Violations –Patti gave her reports. There were 3 owners due to attend a fine hearing tomorrow, Patti needs to check on 2 of them.

Sales and Leasing –Patti reported that we only have 8 leased homes at this time and 1 sale to date.

Welcome Committee – Patti informed Patty of the new owner at 137 to be welcomed.

Old Business:

Front entrance project update: - Jim reported on the status of the front entrance modifications to date.

Approval of Amended & Restated Declaration of Covenants, Conditions & Restriction –**Andi made a motion to approve the amendments as presented. The motion was seconded by Mario and the motion carried unanimously.**

Approval of Amended & Restated Bylaws – **Andi made a motion to approve the amendments as presented. The motion was seconded by Jim and the motion carried unanimously.**

Flashing stop signs and rumble strips – Andi asked the Board to look at Shady Lakes stop sign and we will review this option at next meeting

New Business

Schedule special meeting for Board Resolution for electronic voting – The meeting will be held via zoom at 6:30 on March 26th and the Board meeting will follow.

Results of mulch survey – there were 44 votes for red mulch and 60 votes for dark brown.

Adjournment: The meeting was duly adjourned at 8:02

Open discussion: There were no comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management