

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.
Board of Directors Meeting
April 23, 2025 – Followed by ARC Meeting - Via Zoom

MINUTES

Call to Order and Determination of Quorum

Those present represented a quorum. Present were Andrea “Andi” Ciampi, President, Secretary, Treasurer, Sean Thompson. Vice President, Nick Bereschak, and Director Mario Loaiza.

Andi called the meeting to order at 6:53 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 March 2025, meeting. The motion was seconded by Sean and the motion carried unanimously.

Financial Report: Sean reported on the March financials. The A/R is still in very great shape.

Committee Reports:

ARC –Andi reported on the 8 applications since the last meeting that were all approved.

Landscape – Patti reported on the status of the front entrance modifications to date and on the irrigation issue with the failed pump. From the Ground Up has the replacement on order.

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

Tennis Court –Paul Trupia reported that the courts are still in very good shape and the clips needed for the netting around the court.

Radar signs data – Nick gave his report.

Manager Report/Violations –Patti gave her reports. The community looks great and there are very few violations.

To be fined: BTP 32310 – need lease renewal - **Nick made a motion to a one time fine of \$100. The motion was seconded by Andi and the motion carried unanimously.**

Sales and Leasing –Patti reported that there are only still 8 leased homes and 3 sales to date.

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

Old Business:

Front entrance project update: - Patti reported she has contacted 2GHO for their assistance in getting the plans that are needed for the City’s amendment that has been filed. That process has begun and as soon as the plans are received, this firm will prepare whatever else is needed to cure the violation.

Flashing stop signs and rumble strips – This matter was tabled.

New Business

Peter Kutsukos - Proposal for additional landscape - **Andi made a motion to approve the proposal for up to \$1,500. The motion was seconded by Sean and the motion carried unanimously.**

Palm Coast Tree Service - Proposal for tree trimming and removals – **Sean made a motion to approve the proposal in the amount of \$2,300. The motion was seconded by Mario and the motion carried unanimously.**

Adjournment: The meeting was duly adjourned at 7:53.

Open discussion: There were no comments.

Respectfully submitted,
Patti Whelan, LCAM
Campbell Property Management