

**BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**May 28, 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 and Vice President, Nick Bereschak. Director Mario Loaiza was absent.

Andi called the meeting to order at 6:38 pm. Patti Whelan, LCAM from Campbell Management hosted the meeting. 3 homeowners were present via zoom.

**Approval of Minutes** – Sean made a motion to approve the minutes from the April 23, 2025, meeting. The motion was seconded by Nick and the motion carried unanimously.

**Financial Report:** Sean reported on the April financials. The A/R is still in very good shape.

**Committee Reports:**

**ARC** –Andi reported on the 9 applications since the last meeting that were all approved.

**Landscape** – Patti reported that the dead podocarpus have been removed and will not be replaced until the site plan amendment is approved.

**Pool** – Andi reported the pool still looks great and there are no complaints. Pati reported on a recent high water bill that she is looking into.

**Tennis Court** –Andi reported that Paul Trupia had no report.

**Radar signs data** – Nick gave his report, and the speeding is reduced this past month.

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

To be fined: BTP 32252- can continually left out - **Andi made a motion to a one time fine of \$100. The motion was seconded by Nick and the motion carried unanimously.**

**Sales and Leasing** –Patti reported that there are only still 8 leased homes and 4 sales to date.

**Welcome Committee** –Andi reported that she welcomed the last couple and brought them a cake.

**Old Business:**

Front entrance project update: - Patti reported on the City hearing she attended in front of the magistrate regarding the violation. The deadline given was July 20<sup>th</sup> for the submittal of the site plan amendment. Patti also thanked Mario Loaiza for also attending the hearing.

## **New Business**

Peter Kutsukos and From the Ground Up Proposals - replacement of the podocarpus – **Nick made a motion to approve the proposal From the Ground up to \$9,460. The motion was seconded by Andi and the motion carried unanimously.**

**Vote HOA Now Proposal - Andi made a motion to approve the proposal for the \$655.00 service and \$375.00 The motion was seconded by Sean and the motion carried unanimously.**

**Adjournment:** The meeting was duly adjourned at 7:28.

**Open discussion:** There were no comments.

Respectfully submitted,  
*Patti Whelan, LCAM*  
Campbell Property Management