

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.
Board of Directors Meeting
August 27, 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, and Vice President, Nick Bereschak and Director Mario Loaiza. Treasurer, Sean Thompson was absent.

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

Approval of Minutes – Mario made a motion to approve the minutes from the May 28, 2025, meeting. The motion was seconded by Nick and the motion carried unanimously.

Financial Report: Patti reported that she and Andi and Sean met to review the 1st draft of the budget. The financials to the end of July are tracking well. The A/R is still in very good shape.

Committee Reports:

ARC –Andi reported on the 13 applications since the last meeting which were all approved.

Landscape – Patti reported that all of the landscaping has been installed at the entrance and the plants are doing very well.

Pool – Andi reported the pool still looks great and there are no complaints. Patti reported that a credit was issued from the high-water bill in the amount of \$241.55, Patti reported she is also waiting to hear back from Clean Source on a date to clean the pool furniture.

Tennis Court –Andi reported for Paul Trupia that one of the clips is missing at the screen.

Radar signs data – Nick gave his report, and the speeding is about the same.

Manager Report/Violations –Patti gave her reports. The dirty roof letters will be going out in early October. We collected a \$100 fine from BTP 32252 for can left out continually.

Sales and Leasing –Patti reported that there are only still 8 leased homes and 6 sales to date.

Welcome Committee –Andi reported that Patty Custodio has welcomed the last few residents with a cake.

Old Business:

Front entrance project update: - Patti reported on the Compliance notice from the City was received and the violation is closed with no penalties. Patti thanked GPS for their diligence and great work on the entry signs. Andi reported that we are waiting for a proposal on new lights for the monuments.

New Business

Community Cameras – Mario requested a report for the cameras (where they are located, who has access etc)

Ratify vote for Candee cold patch proposal – **Nick made a motion to approve the Candee proposal in the amount of \$850. The motion was seconded by Mario and the motion carried unanimously**

Annual Meeting Date – Andi asked Patti to send the Board an email for dates in November and stated the meeting will be held again at the pool.

Pool resurfacing – Andi reported that she was not of the opinion that this needs to be done at this time.

Adjournment: The meeting was duly adjourned at 8:00.

Open discussion: There was 1 resident with a few comments.

Respectfully submitted,

Patti Whelan, LCAM

Campbell Property Management