

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 22, 2014
MINUTES

Call to Order and Determination of Quorum:

Present:

Andrea "Andi" Ciampi, President
Irv Reifler, Vice President/Treasurer
George Lagos, Secretary
Terry Louis, Director
Allen Hunter, Bristol Management

Absent:

Tiffany Bollis

Those present represent a quorum. Andrea called the meeting to order at 7:00 pm. She then announced the resignation of Tiffany Bollis who has moved from the community. Irv has agreed to hold the office of Treasurer along with Vice President until further notice. The Board may appoint a replacement for Tiffany at some time in the future.

Approval of Minutes: The minutes of November 6, 2013 Board meeting were reviewed by the Board. A **motion** to approve the minute as submitted was made by Terry and seconded by Irv. The motion passed unanimously.

Financial Report: Irv began by reporting combined bank accounts are over \$500k and suggested we look at different banks seeking better earned interest on accounts. He said South Bank had good rates and asked management to look into this possibility. He asked a few questions about reporting of Allen. Reporting from the December 31, 2013 ending statement there is \$227,727 cash in the operating accounts, \$274,330 in the Reserve accounts for a total cash position of \$502,057. With Other assets of \$15,231 and current Liabilities of \$69,278 Owner Equity stands at \$448,010. Year to date income is \$408,897 with expenses of \$403,194 leaving an YTD budget surplus of \$5703. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted we now have 5 accounts over \$2000 with 3 of these pending sales and expected to be collected within the first quarter of 2014.

Committee Reports:

ARC – Irv reported there have been 7 requests since last meeting including one that just came in at meeting time.

- 191 BT remove dead trees
- 308 TW home improvements and black vinyl fence at rear of property
- 311 TW paint front door
- 458 WV hurricane impact windows
- 209 BT new drive pavers widen drive
- 160 BT Solar Tubes skylights
- 177 BT remove hedge, fencing rear of lot

All of the above were approved.

Landscape – There was no report at this time.

Pool – Andi said there is nothing in particular to report and everything appears well. She said she and others in the Community are very pleased with Pool Dogs pool service.

Old Business: Allen reported on a walk through inspection of the Shady Lakes Buffer zone with City of PBG and Allen Arnett saying of the 16 lots about a third need additional planting, about a third are close to compliant and about a third will need removal of exotics and possible replanting to be compliant. The City will be providing a report of this inspection. The Association will present a plan to the City to have all lots come into compliance. Letters will be sent to those needing changes/additions. Andi added this is an Association responsibility to have home owners maintain this buffer zone in accordance with our Governing Documents regardless of the current PUD amendment request of Allen Arnett.

Andi reported on the proposed stadium project just north of Bent Tree. She said although it appears the stadium will not be built on this site the final decision has not been issued. She thanked all the people who helped the Community voice its disapproval of this project. She concluded by saying it is not over yet and we will continue to monitor this issue.

New Business: The Board reviewed monies spent on the entry gates for 2012-2013 as they considered a maintenance agreement with CTL Gate Systems. It was decided based on this 2 year history the Association is better to pay for each service as needed than the maintenance agreement that was presented.

There was a discussion of Osprey Landscaping service. Comments of the Board and Membership in attendance were taken. It was decided by the end of February that Allen ask for additional quotes for landscaping service to be considered at a future meeting with a potential change of service provider by May.

There was brief discussion of replacing sod throughout the Community. Andi said she would do an informal poll of the Communities feelings about the project and expense for same.

There was a brief discussion of using re-claimed water from Sea Coast Utilities. No decisions were made.

Adjournment: Meeting was duly adjourned at 8:04 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There were comments, suggestions, concerns and questions of the Board and manager from the Membership.