

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
March 26, 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:

Those present represent a quorum. Andrea called the meeting to order at 7:02 pm.

Approval of Minutes: The minutes of January 22, 2014 Board meeting were reviewed by the Board. A **motion** to approve the minutes as submitted was duly seconded and passed unanimously.

Financial Report: Reporting from the February, 2014 ending statement there is \$210,425 cash in the operating accounts, \$284,157 in the Reserve accounts for a total cash position of \$494,582. With Other assets of \$17,254 and current Liabilities of \$51,853 Owner Equity stands at \$459,983. Year to date income is \$68,241 with expenses of \$64,678 leaving an YTD budget surplus of \$3563. He concluded by saying the Association is in good financial standing. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted we now have 6 accounts over \$2000 with 3 of these pending sales and expected to be collected within the first quarter of 2014. One account was taken by the bank and we will receive the statutory amount of settlement.

Committee Reports:

ARC – Irv reported there have been 7 requests since last meeting.

- 443 WV replace loft windows
- 452 WV install hurricane shutters
- 116 BT paint home original color and resurface drive
- 458 WV install pool, new pavers and new fence
- 116 BT replace lights at garage and front door. Replace door hardware
- 452 WV remove tree from front yard
- 410 WV remove two trees from buffer zone

All of the above were approved.

Landscape – Report was tabled until later in the agenda when landscaping is to be discussed.

Pool – Andi reported the old toy box has been removed which had become unsightly. She said the clock was stolen and will be replaced. The upgrade for the gate is still pending with

installation promised within 2-3 weeks. There was discussion about returning to a key lock at the pool gate. With a **motion** from George to change back to a key lock was seconded by Terry and passed unanimously.

Old Business: Allen reported the City has responded to our letter concerning the restoration of the Shady Lakes Buffer zone. The City is asking all exotic and invasive species be removed as phase one. Then a re-planting plan is to be submitted to them for approval. Discussion followed. There will be additional research to determine if this is an Association responsibility before a final decision is made.

New Business: The Board reviewed three quotes for landscape service. Discussion followed. It was decided to release Osprey. There will be additional research and review before final decision is made on new contractor. Indications are Sago will win the contract.

Andi updated the membership on recent vandalism and break-ins reported in the Community. She explained the Association hired private patrol for a time. She also mentioned the PBG Police have been helpful and patrol from time to time as well. There was lengthy discussion of additional security measures which the Board will begin researching for the possibility of cameras, patrol and other measures recommended by the professionals. It was then decided to suspend the current private patrol for now.

Open Forum: There were comments, suggestions, concerns and questions of the Board and manager from the Membership revolving primarily around security and landscaping.

Adjournment: Meeting was duly adjourned at 8:51 pm.

Respectfully Submitted,

Allen Hunter, LCAM