

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 23, 2013
MINUTES

Call to Order and Determination of Quorum:

Present: Jonathan Rubins, President
Irv Reifler, Vice President
Tiffany Bollis, Treasurer
Andrea Ciampi, Secretary
Terry Louis, Directory
Allen Hunter, Bristol Management

Absent:

Those present represent a quorum. Jonathan called the meeting to order at 7:00 pm.

Approval of Minutes: The minutes of October 24, 2012 Board meeting were reviewed by the Board. A **motion** to approve the minutes as presented was made by Andi and seconded by Tiffany. The motion passed unanimously.

Financial Report: Tiffany began by saying there is nothing unexpected and no re-classing of expenses needed for the year end. Reporting from the December 31, 2012 ending statement she said the Association is in good financial condition with \$187,392 cash in the operating accounts, \$273,639 in the Reserve accounts for a total cash position of \$461,031. With Other assets of \$13,868 and current Liabilities of \$46,487 Owner Equity stands at \$428,413. Year to date income is \$331,677 with expenses of \$340,849 leaving an YTD budget deficit of \$9172. She mentioned the only variation of significance is landscaping which was expected. She concluded by saying AR is down and getting better. The Board reviewed AR and discussed bank foreclosures in the Community.

Committee Reports:

ARC – There were no pending applications therefore any report.

Landscape – Allen presented a copy of an email from Phyllis stating she is resigning from the Landscape Committee. Following thanks to Phyllis for her years of service to the Community discussion followed resulting in Tiffany volunteering to head the committee with the help of other Board members

Pool – Andi reported the pool remodel project near completion and said most all she has talked with are very pleased. She reported some small failures in the new deck surface that need to be touched up which has been scheduled. She explained the problems with the delivery of the new fence which is now expected the first week of February. There was discussion of removing certain pine trees surrounding the pool.

Manager's Report: Allen answered questions of the Board and provided additional details of current improvement projects.

Old Business: There was further discussion of parking restrictions resulting in the Board asking for pricing to hire a professional service to administer parking enforcement. It was discussed but not decided what “tolerance levels” should be used such as tag once or twice before towing. Andi volunteered to design a permanent sign of parking restrictions in the Community.

New Business: There was discussion of the display of small sports banners and other similar banners in the Community. It was decided to approve small sports banners and other small, tasteful signage or banners within the Community. The Board has the right to approve or disapprove all signage except For Sale signs in accordance with the Governing Documents of the Association.

There was brief discussion of additional lighting at the entry with the Board asking Andi and Allen move forward with further research and pricing.

Adjournment: Meeting was duly adjourned at 7:57 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was no further discussion.