

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 27, 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 January 23, 2013 Board meeting were reviewed by the Board. A **motion** to approve the minutes as presented was made by Tiffany and seconded by Andrea. The motion passed unanimously.

Financial Report: Tiffany began by saying the Association is in good financial conditions. Reporting from the January 31, 2013 ending statement she reported \$213,210 cash in the operating accounts, \$273,685 in the Reserve accounts for a total cash position of \$486,896. With Other assets of \$24,941 and current Liabilities of \$77,483 Owner Equity stands at \$434,354. Year to date income is \$36,737 with expenses of \$34,093 leaving an YTD budget surplus of \$2644. She asked the budget for cabana cleaning which has been incorporated into line item 6221 for clubhouse general repairs and maintenance. The Board reviewed AR and discussed bank foreclosures in the Community.

Committee Reports:

ARC – There were no pending applications therefore any report.

Landscape – Tiffany reported that weeds in the turf are the biggest issue she saw when she inspected the property. There was discussion with acknowledgement weeds in the turf is to be expected with time and prior weed control has brought the lawns to the current condition. Continued diligence with weed control will be done. She also reported pet owners not picking up after their pets in the common areas. Overall she said the landscape looks good.

Pool – Andi reported the pool remodel project is substantially complete. She reported that the new deck surface had some problems as was re-done at no charge. However, she is not pleased with the gate saying it is too flimsy nor is she pleased with the combination lock as installed. There will be further discussion and corrective measures taken. Following discussion a **motion** by Andi to install combination locks at the restrooms was

seconded by Tiffany and passed unanimously. There was discussion of removing pine trees near the pool area.

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

Old Business: Jonathan reported on the meeting with Garing Parking Enforcement explaining the process and procedure recommended by Garing. He explained the "tolerance" level of one soft citation and one hard citation before towing on the third offense. The parking "day" begins at 9:00 AM until 9:00 AM the following day. No person must move their car in the middle of the night. Parking on the grass is prohibited and citations will be issued. One must park in the direction of traffic as well to avoid a citation. Discussion followed resulting in a **motion** by Andi to hire Garing to begin patrol as soon as possible. With a second from Irv the motion passed unanimously.

New Business: There was and review of a quote from CSI for electro-static painting of the main gates. Discussion resulted in a **motion** by Irv to hire CSI to paint the gates. Seconded by Terry the motion passed unanimously. There was discussion of lighting at the entry resulting in American Lighting Maintenance being retained to put a temporary pole and fixture in for observation before buying.

Adjournment: Meeting was duly adjourned at 7:56 pm.

Respectfully Submitted,

Allen Hunter, LCAM

Open Forum: There was further discussion of parking restrictions with suggestions and support for this safety measure to insure access with emergency vehicles. Signage to announce the restrictions was discussed with Andi volunteering to design and purchase an appropriate sign. There were complaints of pet owners not picking up after their pets and not having them on a leash.