

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
May 28, 2014
MINUTES

Call to Order and Determination of Quorum:

Present:

Andrea “Andi” Ciampi, President
Irv Reifler, Vice President/Treasurer
George Lagos, Secretary
Allen Hunter, Bristol Management

Absent:

Terry Louis, Director

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

Approval of Minutes: The minutes of April 23, 2014 Board meeting were reviewed by the Board. A **motion** to approve the minutes as submitted was seconded and passed unanimously.

Financial Report: Irv reported from the April 30, 2014 ending statement. There is \$267,046 cash in the operating accounts, \$304,153 in the Reserve accounts for a total cash position of \$571,199. With Other assets of \$3497 and current Liabilities of \$109,183 Owner Equity stands at \$465,509. Year to date income is \$136,925 with expenses of \$136,250 leaving an YTD budget surplus of \$675. He concluded by saying the Association is in good financial standing. Allen took questions pertaining to financial reporting. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted AR continues to come down as we settle open accounts.

Committee Reports:

ARC – Irv reported there have been 5 requests in May.

- 467 Woodview – add paver patio, paver border at drive, paint drive
- 165 Bent Tree – screen in patio enclosure
- 174 Bent Tree – decorative concrete overlay of drive
- 309 Timberwood – paint drive apron
- 177 Bent Tree – new landscape installation

Irv concluded by saying all the applications were reviewed and approved.

Landscape – Andi reported Sago Landscaping has been on the job for about a month and she has received about a dozen nice emails from residents approving and complimenting the work Sago has done since their return to the Community. There was a discussion of the appropriate height the turf should be cut resulting in the Board agreeing to speak with our landscape professionals for their recommendation on mow height. She concluded by saying in general she and many neighbors are pleased with Sago to date.

Pool – Andi reported there is nothing particular to report saying the pool is fine with no water or equipment problems at this time. She noted returning to a key entry system at the pool gate seems a good move with plenty of resident support. She told the Membership she has pool keys at her home for distribution if needed with one key per household at no cost to the resident. Bristol Management also has keys for the Bent Tree pool.

Welcome: Kathy Sorkin was unable to attend however Andrea said Kathy has visited some of our new residents with a sweet treat and a smile. She thanked Kathy for doing a great job and helping to make the Bent Tree POA a welcoming neighborhood.

Old Business: Allen reported on the Shady Lakes Buffer zone cleanup saying the initial inspection is completed, a price has been submitted and approved by the Board and removal of exotic species will begin next week. He anticipated this first phase to complete within a week. There will then be an inspection by the City of Palm Beach Gardens. When the removal is approved a planting plan will then be submitted to the City. Notices will be distributed this weekend to residents whose homes will be affected that work will be commencing next week.

At this time Andrea reported on a main entry gate change. The system is now set up to open only one gate at a time i.e. the guest gate opens only for guests using the call box while those with bar code decals will open only the resident gate. She said this is one of the first steps to enhanced security as recommended at her meeting with security professionals and conversations with the Assistant Chief of Police, PBG.

New Business: Andi reported she, Irv and Allen recently attended a meeting with Seacoast Utilities concerning the Bent Tree accepting an offer from the company to receive reclaimed water delivered into the “Lake”. She read a partial list of nearby communities that use reclaimed water from Seacoast. She suggested, smiling, “it is time for us to get on board!” She then reported on the facts that were discovered at this meeting with the main points of interest being;

- Initially the community will received 60,000 gal per day. Additional gallons may be purchased in the future when and if available.
- The water that enters the pond is tested daily for bacterial content saying the water that will be introduced is cleaner than the water that naturally enters.
- There is no odor and no color. This water does not promote algae bloom.
- This water will come at no expense to the Association or home owners including the installation of the required pump and piping. Maintenance of the delivery system will be Seacoast’s responsibility.
- The additional water will not keep the lake at a constant level but will enhance and reduce the rapid lowering of the lakes with seasonal fluctuations thereby providing a more pleasing esthetic and reduce erosion of the banks.

She concluded her report by saying at the recommendation of Seacoast the Association will explore the possibility of requesting from South Florida Water Management District, the controlling body of our water, a permit change that would allow us to lower our outflow weir. Allen then offered some detail on how and why this will further stabilize the lake levels. Following open discussion George presented a **motion** to accept the offer of reclaimed water and

enter into contract with Seacoast Utilities for the delivery of this water. With a second from Irv the motion passed unanimously.

There was brief discussion of the parking patrol questioning if we should continue. It was decided to continue the patrol especially during the summer months when school is out and traffic in the community seems to increase. This item will be re-visited at a future meeting.

Adjournment: Meeting was duly adjourned at 7:45 pm.

Open Forum: There were few comments and questions to clarify the reclaimed water contract with the Membership in attendance overwhelming supporting the action. A resident with a financial and accounting background offered the Board a financial projection analysis he created following his review of the annual Financial Audit. He projected the Association will have some cost savings this year by the change of landscape contracts suggesting that money be moved into the reserve account at year end.

Respectfully Submitted,

Allen Hunter, LCAM