

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
July 23, 2014
MINUTES

Call to Order and Determination of Quorum:

Present:

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

Absent:

George Lagos, Secretary

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

Approval of Minutes: The minutes of May 28, 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 June 30, 2014 ending statement. There is \$272,572 cash in the operating accounts, \$300,384 in the Reserve accounts for a total cash position of \$572,956. With Other assets of \$13,742 and current Liabilities of \$74,728 Owner Equity stands at \$511,970. He said Equity continues to increase. Year to date income is \$216,189 with expenses of \$173,617 leaving an YTD budget surplus of \$42,572. He concluded by saying the Association is in excellent financial standing. The Board reviewed AR and discussed bank foreclosures in the Community. It was noted AR continues to come down as we settle open accounts. There is currently only one seriously late account which is at the attorney.

A recommendation given by First Service Residential financial services for the placement of Association funds in different banking institutions was reviewed and discussed. Following discussion a **motion** to move funds as recommended which will increase interest earned substantially by Andi was seconded by Terry and passed unanimously.

Committee Reports:

ARC – Irv reported there have been 8 requests since the last meeting.

- 165 BT – aluminum fencing back of home
- 143 BT – accordion shutters, beige
- 205 BT- remove tree replace with Magnolia tree
- 438 WV – remove dead palm replace with flowering tree replace shrub with palm
- 438 WV – aluminum fencing back with gate
- 428 WV – aluminum fencing back
- 307 TW- paint home same color. In dispute at this time.
- 172 BT – Paint house approved colors

Irv concluded by saying all the applications were reviewed and approved except 307 TW.

Landscape – Allen reported things are looking pretty good with Sago responding in a timely fashion to reported issues. He said there have been few complaints but many compliments. Complaints have been minor and resolved such as leaving gate open. The Board commented they have been very pleased with Sago to date.

Pool – Andi reported using keys to enter the pool area seems to be working well with no complaints. She mentioned Sago installed some new planting around the pool recently. She suggested it may be time to re-surface the pool. Following discussion she asked Allen to get quotes for this work for Board consideration.

Welcome: Kathy Sorkin reported she has called on 8 new residents recently delivering a sweet treat, copy of the rules and a nice visit. She said all seemed to be very nice people.

Old Business: Allen reported on the Shady Lakes Buffer zone cleanup saying the removal of plants is near complete and planting will begin soon. He said there will be a meeting with the City of PBG to finalize plant selection and inspect for compliance as soon as possible.

Allen reported that Sea Coast Utilities has permitting and other requirements near completed and expects construction of the reclaimed water distribution system to begin as early as 4 weeks.

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: Allen advised the preliminary cost of installing a water meter and irrigating the area in front of the preserve near 170-178 BT is estimated at near \$11,000 with the majority of cost being the connect fee from Sea Coast. This item was tabled until later in the year to see if funds would be available or perhaps an alternative method to deliver water can be found.

A safety railing located on top of the inlet wall at the west end of the lake was discussed with preliminary cost estimate as high as \$10,000. Following discussion it was decided to take a price to plant hedge material along this area to discourage standing/walking on the wall. Tabled until alternative pricing available.

It was announced the Mirisol Fire Station will no longer be available to the Community as a meeting hall. The PB County Library located on PGA Blvd. will be the alternative for now with a meeting scheduled there in August and October. There will be no September meeting.

There was open discussion of the entry gates opening individually with differing opinions of the value of this security move. It was decided to continue for now with other enhancements such as a dividing median being discussed.

Adjournment: Meeting was duly adjourned at 7:52 pm.

Open Forum: There were further comments, suggestions and discussion of the gates, security and irrigation near the preserve area.

Respectfully Submitted,

Allen Hunter, LCAM