

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
August 27, 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 July 23, 2014 Board meeting were reviewed by the Board. A **motion** by Irv to approve the minutes as submitted was seconded by George and passed.

Financial Report: Irv reported from the July 31, 2014 ending statement. There is \$296,868 cash in the operating accounts, \$300,425 in the Reserve accounts for a total cash position of \$597,293. With Other assets of \$19,299 and current Liabilities of \$92,169 Owner Equity stands at \$524,424. He said we started the year in good financial condition and it continues to improve. Year to date income is \$250,853 with expenses of \$195,129 leaving an YTD budget surplus of \$55,723. The Board reviewed AR and discussed delinquent accounts in the Community. Current AR is \$13,489 of which near \$9000 represents one bank foreclosure which is being stalled. Irv concluded by saying this is the best receivables we have seen in years.

Committee Reports:

ARC – Irv reported there has been 1 request since the last meeting which was approved.

- 106 BT – landscape changes

At this time Andi recognized the owner of 177 BT which has an ARC in dispute. She presented to the audience and owner the Board’s exceptions with the planting plan that was previously approved but admittedly was misunderstood at submittal. Andi provided researched information supporting the Board’s position. The homeowner then presented her opinion and provided information to further support her desired planting plan for a “Florida Friendly” landscape using “ground cover plants” in lieu of conventional turf grass. Discussion followed with compromise being found. A portion of the front lawn will be replanted in turf grass with the remainder being planted with Sunshine Mimosa ground cover.

Landscape – Allen presented for review two landscape projects suggesting they be done. Following discussion a **motion** to approve was seconded by George and passed.

Pool – Andi reported the pool has been fine and the roof was recently cleaned.

Welcome: Kathy Sorkin was not in attendance and there was no report.

Old Business: Allen reported on the Shady Lakes Buffer zone cleanup saying removal is complete and plantings in place. He did say there will be a follow up inspection by the City which may require additional removal and plantings.

Allen reported that Sea Coast Utilities has permitting partially completed. He read an email from Brandon Selle, PE representing the Utility indicating there will be additional requirements for different governmental agencies to complete the permitting process. The installation will be delayed until this is resolved. The engineer for the Utility has promised a site visit as soon as possible to locate signage and pump station locations.

There was discussion of follow up of the Annual Appearance Audit. Andi gave Allen a list she had compiled of uncorrected violations asking second letters go to these people asking they resolve the violation.

New Business: The need to resurface the pool was discussed. Management and the Board have been advised the surface has reached the end of its life and should be replaced. Addition and changes to the pool were discussed with it being decided none were needed and to procure bids to only resurface.

Adjournment: Meeting was duly adjourned at 8:16 pm.

Open Forum: There was no further discussion.

Respectfully Submitted,

Allen Hunter, LCAM