

**BENT TREE PROPERTY OWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**March 25, 2015**  
**Eastpointe Country Club**  
**13535 Eastpointe Blvd.**  
**Palm Beach Gardens, FL 33418**

**MINUTES**

**Call to Order and Determination of Quorum:**

**Present:**

Andrea “Andi” Ciampi, President  
Irv Reifler, Vice President/Treasurer  
George Lagos, Secretary  
Terry Louis, Director  
Jim Sherman, Director  
Allen Hunter, FirstService Residential

**Absent:**

Those present represent a quorum. Andrea called the meeting to order at 7:09 pm.

**Approval of Minutes:** The minutes of the February 25, 2015 Board meeting were not available at this time.

**Financial Report:** Irv reported from the February 28, 2015 saying it is very similar to last month with all activity to date on track, equity is increasing and the Association is in good financial condition. There is \$309,687 in the operating accounts and \$325,714 in the reserve accounts giving total cash position of \$635,402. With assets of \$637,328 and liabilities of \$44,736 equity stands at \$592,593. Income ytd is \$60,670 and expenses are \$49,566 leaving a budget surplus of \$11,104. All lines items are at or near projected amounts. Accounts receivable were reviewed. One serious arrears that is a bank foreclosure has now filed bankruptcy which puts all collection efforts on hold. AR is still very good and greatly improved over the last 2 years.

**Committee Reports:**

**ARC** – Irv reported there have been 2 requests since the last meeting which were approved.

- 403 WV – remove dead, oversized tree. Misc. landscape replacements.
- 312 TW – remove dead, oversized tree.

**Landscape** – Andi reported on All Florida Pest Control and a recent meeting with them to outline their services. It was determined to hire them to service 5 random homes in the Community for a period of 90 days to see if results as presented, could be achieved with a possibility of retaining All Florida to service the Community at large. She explained this is an

experiment that is very affordable, to address concerns of the Membership about weeds and declining turf grasses. Updates will follow.

**Pool** – Andi reported pool is good saying there will be some plantings added at the pool. She said she was very pleased with the parking lot repairs, sidewalk repairs and seal coating as well as the street repairs made by the same contractor.

**Welcome:** Kathy Sorkin said there was no report at this time but said she has attempted to contact the 4 most recent residents with no return call. She will continue to try and make contact.

**Compliance Committee:** Phyllis Portanova reported they have had an organizational meeting agreeing to meet on the fourth Wednesday of the month just before the monthly Board meeting to hear Compliance issues. She said the Committee plans to communicate with management and re-inspect cited properties prior to the Committee hearing. There was open discussion concerning the Compliance Committee.

**Old Business:** Allen reported meeting with Sea Coast Utilities saying the construction phase of the reclaimed water delivery will begin soon with a pre-construction conference scheduled within the next two weeks.

**New Business:** There was discussion of parking and the parking patrol with opinions the night time patrol seems to be helping but day time parking is still problematic. Andi presented the idea of hiring a day time parking patrol for a week or two with patrol being done every day suggesting a warning citation be placed on improperly parked vehicles. Discussion followed. It was decided to suspend the current night patrol until further notice. It was decided Allen would locate a vendor who might meet our needs. Board representatives will then meet with this vendor to discuss our needs and report back to the Board for further consideration.

**Adjournment:** Meeting was duly adjourned at 8:37 pm.

**Open Forum:** There were no further discussions.

Respectfully Submitted,

Allen Hunter, LCAM