

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
April 22, 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
Cody Clarke, FirstService Residential

Absent:

Those present represent a quorum. Andrea called the meeting to order at 7:05 pm.

Approval of Minutes: The meeting minutes of the February 25, 2015 and March 25, 2015 were reviewed by the Board and with a **motion** by Irv to approve as submitted was seconded by George and passed unanimously.

Financial Report: Irv reported from the March 31, 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 \$316,182 in the operating accounts and \$329,985 in the reserve accounts giving total cash position of \$646,167. With assets of \$647,273 and liabilities of \$48,792 equity stands at \$598,481. Income ytd is \$92,828 and expenses are \$80,106 leaving a budget surplus of \$12,722. All lines items are at or near projected amounts.

Accounts receivable were reviewed with questions and discussion. One delinquent account is a bank foreclosure and bankruptcy which puts collection efforts on hold. AR is still very good and greatly improved over the last 2 years. It was noted there is near \$1300 in “recovered” income.

At this time Andi introduced Cody Clarke, LCAM who will be assuming management responsibly for the Association. Cody spoke briefly saying he looks forward to working with the Bent Tree Board and Residents.

Committee Reports:

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

- 443 WV – New front door with hardware. The hardware finish was discussed by the Board resulting in an approval.

Landscape – Allen reported the landscape at large is acceptable but needs improvement with the details and continues to work with Sago toward that goal. He reported All Florida Pest has been servicing the few random yards for near 30 days with results being seen. He and the Board will continue to monitor these yards with optimism with Community wide service and improvement the goal.

Andi suggested the Association hire a specialist to plant annual flowers saying she has not been completely satisfied with the flowers provided by Sago. The Board agreed for her to research this further and present to the Board for discussion and approval.

Pool – Andi reported pool is good saying she is very pleased with Pool Dogs. She did say janitorial could improve asking the deck chairs be cleaned. She asked to have the pine needles removed from the Cabana roof.

Welcome: Kathy Sorkin was unable to attend and there was no report.

Compliance Committee: Committee representative Eric Larriviere reported on the results of the Compliance meeting held earlier saying there were cases where additional time was granted and other cases resulting in a fine being imposed. The Committee will provide those results and meeting minutes to management for further action.

Old Business: There was brief discussion of parking patrol resulting in a meeting to be arranged with Irv and Andi with a daytime service provider to determine feasibility of hiring such a service. The findings will be shared with the full Board for further consideration.

New Business: There was discussion of a few painted drives in the Community that extended the paint onto the sidewalk which is to remain unpainted. Andi suggested we contact the homeowners with painted walks and remove the paint at Association expense saying some have been recent while others have been painted for some years. This action is to return to the look the Association wants and going forward homeowners will be responsible to assure the walk is not painted. Management will get a price to do this work for Board consideration.

At this time Terry announced he will be resigning from the Board of Directors effective immediately for personal reasons. He was thanked for his past service. A **motion** by George to accept his resignation was seconded by Jim and passed unanimously.

Irv said the Board needs to have an odd number of members and all agreed. Following discussion there was a **motion** by Irv and second by Andi to appoint Eric Larriviere to the Board of Directors. The motion passed unanimously. Eric accepted the appointment understanding and he must resign from the Compliance Committee.

Adjournment: Meeting was duly adjourned at 8:27 pm.

Open Forum: It was suggested to move approximately \$50,000 from prior year's surplus into the Reserve account. There was discussion and complaint of parking in the Bent Tree Dr. cul-de-sac where school drop off and pickup occur saying drives are blocked and congestion is heavy. There was a request to consider a basketball half court area be established suggesting the tennis courts. The Board responded with all ideas being appreciated and will be seriously considered.

Respectfully Submitted,

Allen Hunter, LCAM