

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 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
Jim Sherman, Director
Allen Hunter, FirstService Residential

Absent:

Terry Louis, Director
George Lagos, Secretary

Those present represent a quorum. Andrea called the meeting to order at 7:11 pm.

Approval of Minutes: The minutes of the January 28, 2015 Board meeting were reviewed by the Board. A **motion** by Irv to approve the minutes as submitted was seconded by Jim and passed unanimously.

Financial Report: Irv reported from the January 31, 2015 ending statement saying there is not much to report from the first report of the new year. He did say equity is up slightly at \$541,461 and continues to grow. Accounts receivable were reviewed with only two serious arrears with one being a bank foreclosure and should end soon with bank taking possession of the home and paying the Association the statutory amount of past due assessments.

Committee Reports:

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

- 110 BT – remove dead oversized tree
- 126 BT – repaint same colors

Landscape – Allen reported weeds are a problem throughout the Community and re-sodding was discussed. In general the landscaping looks good. Some plant replacements have been done within the last 30 days.

Pool – Andi reported pool is good with nothing in particular to report.

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

Old Business: There was discussion of security enhancements such as creating single lane traffic for residents and guests to help prevent tailgating into the Community.

New Business: There was open discussion of fining procedures and a review of fining amounts with plans to have the Compliance Committee in place as soon as possible with Intent to Fine letters going out.

Adjournment: Meeting was duly adjourned at 8:06 pm.

Open Forum: There were comments, concerns and suggestions from the Membership including complaints of barking or aggressive dogs in the Community. There were follow up discussions about the reclaimed water the Association will be receiving soon. There was a bobcat sighting in the neighborhood recently. There was a brief report on the I-95 interchange. There were complaints of speeding and children playing in the street.

Respectfully Submitted,

Allen Hunter, LCAM