

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 27, 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

Eric Larriviere, Director

Jim Sherman, Director

Cody Clarke, FirstService Residential

Absent:

Those present represent a quorum. Andrea called the meeting to order at 7:08 pm. Directly after calling the meeting to order, Andrea extended her condolences to Sandra Stull due to her husband's recent passing.

Approval of Minutes: Irv Reifler made a **motion** to approve the minutes of the April 22, 2015 Board meeting. The **motion** was seconded by George Lagos and the motion carried 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 \$341,351 in the operating accounts and \$334,251 in the reserve accounts giving total cash position of \$675,602. With assets of \$690,497 and liabilities of \$83,135 equity stands at \$607,361. Income ytd is \$124,604 and expenses are \$107,268 leaving a budget surplus of \$17,335. All lines items are at or near projected amounts.

Irv asked why the capital contributions line item was not a whole number. Upon further follow up, a fee had accidentally been classed to the wrong line item when the bookkeeper was away. The corrections will be made to reflect the proper numbers. Irv also asked why there was a line item for Corp. Annual Report and Holiday Lighting, but the budgeted amount for this line item shows \$0. Upon consultation with previous manager, these line items are fees that weren't budgeted for and were most likely, classed in a different line item next year. It would be advisable to create a budgeted line item for these fees, for next year's budget.

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. Irv went over the informational notes from the CPA's letter on their review.

Committee Reports:

ARC – Irv reported there has been 6 requests since the last meeting. Additionally, it was noted that the Color-Wheel book is at FSR's office as well as Andrea's home, for review of color options.

- 128 BT – Exterior of house painting. The colors were not Color-Wheel colors and did not go with the roof color, resulting in a denial.

- 128 BT – Exterior of house. Homeowner submitted a new request, this time with the appropriate colors from the Color-Wheel book, resulting in an approval.
- 140 BT – Replace garage door. Color would remain the same, which is currently white, resulting in an approval.
- 188 BT – Install gutters. Gutters would be installed on south side of house and along the back side as well, resulting in an approval.
- 318 TW – Exterior of house painting. Request was submitted with appropriate colors from the Color-Wheel book, resulting in an approval.
- 408 WV – Tree removal. Remove tree in back yard that is growing under foundation, remove dead fruit tree on side of house, remove maple tree from front yard, and remove bushes from front and side of house. All to be replaced with sod, and request resulted in an approval.

Landscape – Andrea reported that Sago surveyed the community's irrigation systems and discovered that 27 of the homes' irrigation systems had been shut off and the timer was not on. Directive was given to consult with Association counsel to determine if it was possible to enforce a rule to require irrigation to be ran and irrigation timer to be used. The homeowners who were receiving the landscape experiment on their lawns discussed the results that they were seeing. The homeowners agrees that weeds were in fact killed and some lawns did look to be in better condition, but did not feel that it would be worth the cost of the estimated price to have All Florida Pest service the entire community. A **motion** was made by Andrea not to move forward with All Florida Pest Control, to service the community for weed, fertilization and pest control applications. Jim Sherman seconded the **motion**, and the motion carried unanimously.

A homeowner made a complaint about Sago hand-spreading fertilizer on the grass. Follow up with Sago on why they were doing this will take place.

Pool – Andrea reported pool is in good shape. There was one incident with kids/teenagers getting together at the pool late at night and causing a commotion, and the police were called and subsequently removed the kids from the pool.

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

Compliance Committee – No report from compliance committee.

Old Business:

Daytime Parking Patrol – There are many issues with people parking on both sides of the road, which poses an issue with emergency vehicles being able to pass through the community. There are also still issues of people parking on the wrong side of the road, and parents who do not live in the community parking in the cul-de-sac on Bent Tree Dr. to pick up their kids from school. Contract negotiations are in the works with APB Security, and Art Cummings (Owner) will begin surveying the property next week to determine when the most violations are occurring.

New Business: The basketball hoop at 410 Woodview is not being put away, when not in use; the homeowners will be contacted. Additionally, a home on Woodview is allowing their kids to play in the street and placing cones on the side of the road to direct traffic around the kids; these homeowners will also be contacted.

Adjournment: Meeting was duly adjourned at 8:30 pm.

Respectfully Submitted,
Cody Clarke, LCAM