



YOUR HOA BOARD MEMBERS

Cindy Perry	April Murphy
Shawn James	John Porath
Debbie Behnke	Alex Parent

TWIG ... OF BENT TREE

NOVEMBER 2023 VOLUME 1, ISSUE 11

POOL HOURS: 8AM—5PM

benttree33777@gmail.com

Special Meeting
November 30th
7:00pm @ Clubhouse

SPECIAL ASSESSMENT MEETING

The community held a special meeting on 10/19/23 to vote on the proposed \$200 special assessment to fund the needed repairs to the pool, pool lighting, and parking lot. Unfortunately, between submitted proxies and in-person homeowners, there was not enough membership to establish a quorum and hold a vote. Per our HOA documents, we needed 60% of homeowners to establish a quorum. There were several community members in attendance that had very good questions. The board appreciates the questions and the opportunity to answer them. **There will be a subsequent meeting called to establish a quorum and vote on November 30th, 2023. We will welcome guests from 7 to 7:15 PM and start the meeting at 7:15 PM.** Per our HOA documents, the subsequent meeting will only require 40% to establish a quorum. With the amount of proxies that have already been submitted, the board is confident that there will be enough membership to establish a quorum at the subsequent meeting. If you are a homeowner in Bent Tree, we encourage you to come to the meeting to vote or to ask any questions you may have. If you are unable to make it in person and would like to vote, please submit your proxy.

POOL HOURS

Please note that the new pool hours starting in November are from 8AM to 5PM. The shift from the 6PM closure time in October to 5PM in November is due to daylight savings time as we must close the pool no later than half hour before sunset for insurance purposes.

EXTERIOR VILLA MAINTENANCE

As the cooler months are approaching, so is the best time of the year for sprucing up the exterior of your home. It is a great time to get flower beds cleaned up, trees and shrubs trimmed back, power washing or painting your villa, etc. One of the most important and frequently overlooked items which are used daily, is the mailbox at the end of each of our driveways. Many mailboxes begin to show wear in just a few years due to the Florida sun and weather. Putting in a new mailbox improves the look of both your villa as well as the community as a whole. There are many low cost option available these days. Another idea and cleaning tip for those with PVC/vinyl privacy panels is to apply car wax or sealant after cleaning them. This helps keep your panels protected, shiny, and looking beautiful and requiring less frequent cleaning.

NEW CABLE COMPANY

As many of you may know, last year Frontier installed fiber optic lines in the neighborhood. Currently, Comcast is installing lines in the back easement areas of the villas to provide an additional option for cable and internet service. When completed, this will give our community the options of Spectrum, WOW, Frontier, and Comcast. If you are having a new installation to your villa, we kindly ask that any external hardware be installed on the back of the villa so it is not visible from the street. This helps maintain a consistent look/appearance throughout the neighborhood.

VOLUNTEERS NEEDED

During the special meeting, we spoke with the attendees about the items that the HOA board members do to save the community money. Some of those items include cleaning the bathrooms at the pool and clubhouse, installation of new electric outlets in the clubhouse, painting the shuffle board courts, and installation of the bollards at the footbridge to keep golf carts from using it. All of these items as well as the cornhole boards and pool noodles were funded by the board members, not the community funds from HOA dues. If you are looking to volunteer some time for upcoming projects, please reach out to us. We are always in search of volunteers.

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Realtor

Over 100 Closed Bent Tree Transactions



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Thanksgiving Word Search

BLESSINGS	HOLIDAY	PARENTS
CHILDREN	HOME	RELATIVES
DECORATIONS	HOUSEHOLD	REMEMBER
DINNER	JOY	REMINISCE
FAMILY	MEAL	REUNION
GATHERING	MEMORIES	SEASON
GRATITUDE	OCCASION	THANKFULNESS

Y	A	G	A	T	H	E	R	I	N	G	W	T	H	R
S	L	B	L	E	S	S	I	N	G	S	A	N	S	E
S	S	I	E	X	Y	A	D	I	L	O	H	N	R	L
Y	E	E	M	D	O	C	C	A	S	I	O	N	C	A
S	I	Q	N	A	U	V	V	R	B	I	O	H	N	T
T	R	N	M	L	F	T	E	J	T	Z	I	O	O	I
N	O	E	O	E	U	M	I	A	O	L	Q	U	I	V
E	M	E	G	S	I	F	R	T	D	Y	Z	S	N	E
R	E	U	H	N	A	O	K	R	A	X	Q	E	U	S
A	M	O	I	L	C	E	E	N	H	R	U	H	E	L
P	M	S	H	E	E	N	S	G	A	J	G	O	R	A
E	C	R	D	R	E	N	N	I	D	H	W	L	F	E
E	Q	Y	R	E	B	M	E	M	E	R	T	D	E	M

The Bent Tree HOA board does not endorse any company. However, we thank these fine businesses for supporting our community. HOA Board—Bent Tree Homeowners Association.