



# TWIG ... OF BENT TREE

SEPTEMBER 2023 VOLUME 1, ISSUE 9

POOL HOURS: 7AM—8PM

[benttree33777@gmail.com](mailto:benttree33777@gmail.com)

## YOUR HOA BOARD MEMBERS

Cindy Perry  
Shawn James  
Debbie Behnke

April Murphy  
John Porath  
Alex Parent

Monthly Meeting Sep-  
tember 21st, 7:00pm @  
Clubhouse

This is the time of year that the board begins budgetary planning for the following year with the final budget due in October. Excluding the window replacement in the clubhouse this year, the board has evaluated the year-to-date monthly average of expenses versus the income from HOA dues for a projection of what next year will look like. Please see the chart on the bottom-left below. There is about a 2% yearly overage (\$1,774.57) but that does not include contingencies for any sort of major repairs or upgrades that may be needed throughout the year.

The board will be pursuing the following cost savings opportunities: (1) Attorneys with lower hourly rates; (2) property management companies (pending research on contractual obligations with Resource Property Management); (3) Pool maintenance companies; (4) Grounds maintenance companies; (5) Digital (email only) Twig

The board has or will be pursuing the following income opportunities: (1) Advertising in the twig; (2) Monthly fee for boat/RV/trailer storage (see chart in bottom-right)

As noted in previous newsletters, there are several items in need of repair in the community's common areas. The board has received some rough order of magnitude estimates (please see chart in the bottom-right) and has discussed possibilities on how to fund the projects. Unfortunately, the board sees no path forward to fund these expenses with the current level of income.

This leaves us with two options: (1) When the pool tank fails, close the pool for the foreseeable future until funds are available or (2) Impose a \$200 special assessment for each villa and proactively make the needed repairs. The board will be calling a special meeting to discuss and vote on the special assessment on October 19, 2023. More details are outlined on the proxy. If you are unable to attend, please fill out the attached proxy and return to a board member or via mail or email. The community needs a 60% vote to pass the special assessment. Our community has not had an assessment in over 10 years (the last time the pool needed major repairs). The board is kindly asking for your support to maintain the neighborhood that we all enjoy.

Expenses vs. Income			
	Description	Monthly AVG	Yearly
Maintenance & Repair	Pool	\$ 1,317.14	\$ 15,805.71
	Building Repair/Maintenance	\$ 151.00	\$ 1,812.00
	Grounds	\$ 1,113.86	\$ 13,366.29
Utilities	Electric	\$ 1,226.14	\$ 14,713.71
	Water/sewer	\$ 221.71	\$ 2,660.57
Administrative	Accounting	\$ 482.57	\$ 5,790.86
	Office Expenses	\$ 340.14	\$ 4,081.71
	Misc	\$ 139.71	\$ 1,676.57
	Legal	\$ 659.43	\$ 7,913.14
	Insurance (Paid yearly)	\$ 980.83	\$ 11,770.00
	Bad Debt Expense	\$ 278.57	\$ 3,342.86
	Totals	\$ 6,911.12	\$ 82,933.43
	Income (HOA dues \$39/month)	\$ 7,059.00	\$ 84,708.00

Needed Repairs	
Pool Pump Room	\$ 20,000.00
Resurface Pavement	\$ 10,000.00
Pool/Pond Lighting	\$ 4,000.00
Total	\$ 34,000.00
\$200 Assessment	\$ 36,200.00

Boat/RV/ Trailer Storage (Monthly)	
Golf Cart/ATV	\$ 25.00
Small Trailer	\$ 50.00
Boat/RV	\$ 75.00

## Local Neighborhood Advertisers



**Local Handyman**

**Martin Martinez**

**Cell Phone: 727-377-5846**

I have 10 years of practical experience in all aspects of home remodeling. Do you have a project or two that need done? Call Me for a free estimate!

I live right here in your neighborhood!!

**Mark Murphy**

**Realtor**

**Over 100 Closed Bent  
Tree Transactions**



**Mobile Phone: 727-692-6275**

**Email: mark@mypinellasagent.com**

**ALEX AND SONS**

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**727-623-1071 CALL OR TEXT / FREE ESTIMATES**

Lawn Services

Mowing

Lawn cleanup

Landscaping



Handyman Services

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Small Projects

**April Murphy,  
Realtor**

**727-637-9458**

**April@AprilMurphySells.com**

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**THE STRAIGHT TEAM**

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.