## TWIG ... OF BENT TREE

FEBRUARY 2024
POOL HOURS: 8AM—5PM
benttree33777@gmail.com

#### **DECEMBER FINANCIALS**

Beginning Balance: \$27,540 Ending Balance: \$27,099 Delinquencies: \$4,864

#### YOUR HOA BOARD MEMBERS

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

#### MONTHLY BOARD MEETING

**Annual Meeting:** February 15, 7:30PM at the clubhouse **Monthly Meeting:** To immediately follow the conclusion of annual meeting

The board is looking into a new property management company as well as a new attorney. The property management company conversation was centered on service levels and the attorney conversation focused mainly on the cost as both of these are very important to consider. The board will be making a decision at the next meeting for both these topics.

#### **PROPERTY MANAGEMENT / DUES**

Resource Property Management (RPM) who serves as our property management company for the financials of our community has went live with their new accounting system. They have begun depositing check payments that have been sent in for January/February and updating accounts accordingly. There should be a notice in the mail shortly on how to pay electronically if you choose. We have asked them that there be no late fees assessed for January or February due to the delayed implementation of their new system.

Now that this switchover is behind us, they will also be sending out notification of how to pay the \$200 assessment which isn't due until November 1st.

#### ARCHITECTURAL CONTROL

In just over a month, we will kick off the yearly architectural control walk through. The most common issues found last year were firewalls that needed cleaned/painted, damaged or missing shingles, villas that needed painted, trees/bushes/grass that needed trimmed/cut, and damaged or missing screens. Please take some time to look around your villa exterior and see if any of these items need attention and help keep our neighborhood looking nice.



#### **ANNUAL MEETING**

We ask that if you want to participate in voting for your 2024 board members, please show up a few minutes early to the 7:30 start time to sign in/register. If you can't make it in person, you are still able to fill out and submit your proxy so your vote counts. Your proxy may be given to another member, mailed, or emailed.

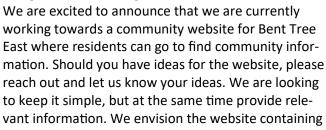
If you are unable to attend in person, but would still like to listen in, please send us an email and we will look into hosting it virtually via Microsoft Teams.

#### **Annual Meeting Agenda:**

- Board introductions
- 2023 Financials April
- Improvements/Struggles 2023- Shawn
- 2024 Goals Cindy
- Questions
- Vote

#### **COMMUNITY WEBSITE**

As our world moves more and more towards a digital world, the board voted in our last meeting to take a leap and go a little more digital ourselves.



- The community newsletter (The Twig)
- Monthly meeting information

the following information:

- Community forms and documents
- Property management company information
- Frequently asked questions (FAQs)

### **Local Neighborhood Advertisers**

# ALEX AND SONS LANDSCAPING AND HANDYMAN SERVICES 727-623-1071 CALL OR TEXT / FREE ESTIMATES

Lawn Services

Mowing

Lawn cleanup

Landscaping



Handyman Services
Pressure Washing
Painting / Screen Rpr.
Small Projects











Mark Murphy

Realtor

Over 100 Closed Bent Tree Transactions REALTY
EXCELLENCE
ADAMO & ASSOCIATES

Mobile Phone: 727-692-6275

Email: mark@mypinellasagent.com

## February Word Search

0	L	W	0	В	R	Ε	Р	U	S	Α	R	В	R
Р	Ε	В	Ι	Υ	G	S	W	Ε	D	L	W	L	Α
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K	0	Ε	G	0	Н	D	N	U	0	R	G	S	Ε
Т	Α	Ρ	Υ	W	Ε	S	0	R	I	R	L	Т	S
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С	0	0	T	R	U	R	R	F	0	L	I	0	Н
С	U	Р	Ι	D	D	В	Ι	L	Α	0	0	F	С

ROSE LOVE

HEART CHINESE NEW YEAR

SHADOW CUPID
PINK WINTER
GROUNDHOG RED

FOOTBALL SUPERBOWL BLACK HISTORY VALENTINE

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.