

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.



We are excited to announce that we are currently working towards a community website for Bent Tree East where residents can go to find community information. Should you have ideas for the website, please reach out and let us know your ideas. We are looking to keep it simple, but at the same time provide relevant information. We envision the website containing the following information:

- The community newsletter (The Twig)
- Monthly meeting information
- Community forms and documents
- Property management company information
- Frequently asked questions (FAQs)

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Mark Murphy

Realtor

Over 100 Closed Bent Tree Transactions

Mobile Phone: 727-692-6275

Email: mark@mypinellasagent.com



February Word Search

O	L	W	O	B	R	E	P	U	S	A	R	B	R
P	E	B	I	Y	G	S	W	E	D	L	W	L	A
L	T	H	O	O	D	N	E	R	O	O	L	A	E
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ROSE
HEART
SHADOW
PINK
GROUNDHOG
FOOTBALL
BLACK HISTORY

LOVE
CHINESE NEW YEAR
CUPID
WINTER
RED
SUPERBOWL
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.