

**Bentsen Palm Development Homeowners Association, Inc.**  
**Board of Directors' Quarterly Board Meeting Minutes**  
**Thursday, September 23, 2021, at 2:00 pm**  
**Virtual Meeting Via Zoom**

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Welcome and Call to Order: Nick Rhodes, Director, called the meeting to order at 2:00 p.m.

I. Roll call: Mike Rhodes

Members Present: Mike Rhodes and Nick Rhodes. A quorum was present.

Member absent: Jaime Gonzalez

II. Approval of Previous Board Meetings Minutes:

Motion to approve minutes from June 24, 2021, Quarterly Board of Directors meeting was made by Nick Rhodes and was seconded by Mike Rhodes; Motion carried.

III. Property Managers Report: Sonia Lopez

• **Retama Village:**

- Palm tree trimming complete
- One recirculating drain cover is missing in Retama pool. Hamlin pools is scheduled to install a new one.
- Pool coping – a piece of coping at the edge of the pool broke. We are trying to find a replacement piece that matches but the style is hard to find.
- Detention pond is being built in the green space behind 3901 Hummingbird to help divert water during heavy rains.

• **Tanglewood:**

- Playground equipment – Several parts were rusting and are being replaced, which are all still under warranty. We are still waiting for replacement parts to arrive, should be here by the end of this month.
- Sidewalk repairs have been made around the park
- Two BBQ pits in the park were rusted and falling apart, they have been replaced.
- Cameras have been installed at the pool.
- Keypads will be installed on the pool gates.
- Event committee established in September 2021
  - Fall Festival – October 23
  - Halloween house decorating contest – October 28
  - Community yard sale – November 6 & 7

• **Rio Plata:**

- Palm tree replaced at the entrance due to damage.

IV. Developer's Report – Mike Rhodes

Sendero still under construction. Working with the city on off-site city sewer improvement. Once the first phase is complete, the first phase of Sendero will commence.

Retama Village – The detention pond in the greenbelt will be done next week, then hydra mulch and a fence will be installed. On the far eastern part of the property, we will be building a 2.5-acre detention pond.

Tanglewood – Phase 3 is complete, and Phase 4 is starting.

Nick reported there are 100 sales, ahead of pace and 80 closings on new homes.

V. New Business

A. Adopt Fine Policy – Nick motioned to approve; Mike second; motion carried.

B. Security Contract – Some Tanglewood owners requested security patrol; so, the board conducted a survey to verify owner's interest. Total surveys sent was 436; 172 returned; 66% voted No and 35% Yes. Board agreed to table item since majority of owners do not want to pay additional fees for security service.

VI. Executive Session – None

Some homeowner questions were answered via the chat feature.

Question: Any idea as to how soon the gates will be always closed?

Answer: Gate is open right now to accommodate the model home hours and gates are also open for business hours for owners to drive in and out.

Question: In speaking with residents, the security issue ended up being a different perspective on security.

Answer: Consider as feedback

Question: Can we have a PDF copy of the HOA regulations and Fees?

Answer: Yes, it will be emailed out once finalized.

Question: We were aware of that, but the phases keep opening. That is something we were not aware.

Question: With many Retama residents off site during the summer, how will notices be given on the new policy for covenant issues?

Answer: Notices will be emailed.

Question: The whole immigration process was changed since covenants were set. People would like gates closed and will certainly consider paying.

Question: Can you lock all the homes that Esperanza homes is building?

VII. Motion to adjourn:

Nick motioned to adjourn; Mike second. The motion was passed unanimously, and the meeting was adjourned at 2:18 p.m.