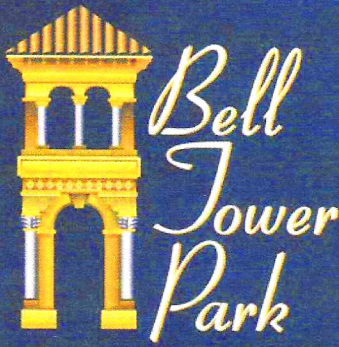


Bell Tower Park Property Owner's Association, Inc.



The Bellwether

The Bell Tower Park Newsletter

Volume 1, Issue 4

June 1, 2007

BELL TOWER PARK UPDATE

BY: JAKE ATKINSON

PHASE III CONSTRUCTION UPDATE

Bell Tower Park Phase III is still progressing as planned. Construction of the Courtyard Homes has been completed, with the exception of punch work still to be performed in the last couple of units. We expect the courtyards to be 100% punched out and lived in by the end of the month.

The progress of the Carriage Homes has come along nicely. We received Certificates of Occupancy on the first five buildings equipped with sprinkler systems. Due to the fact that the code changed in the middle of construction, it has been difficult to predict completion of the units. We are now in the process of having Lee County Utilities sign off on all of the fire underground work. At that point, the rest of the project should run smoothly with a full build-out by the end of the year.

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Contact Information



Publisher: Dana M. Ellis
Editor: Jim Fischette

LANDSCAPING UPDATE**BY: DINO, EVERYDAY MAINTENANCE & JUDY BAVETZ**

We will be removing the winter annuals (Geraniums) prepping the soil and adding summer annuals (Angelonia)

The nature trail has also been defined by supplying and installing wood chips to make it look more like a path and hopefully more inviting to use

**TREE, PLANT AND SHRUB REPLACEMENT.**

Management is touring the community with our Landscaping Contractor, looking for downed or sick trees, also shrubs and plants that need replacement. We will have to review how much money is in this year's budget to see what we can afford to replace this year. We may have to prioritize that which is necessary to replace and what can wait until next year. Management will try and do the best with what is available.

LAKES:**BY: JAKE ATKINSON**

There has been much discussion over Lake 1 in the past couple months within the community. I would like this opportunity to state exactly what the issue is with Lake 1 and what the solution will be.

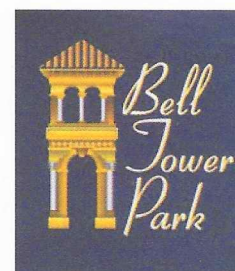
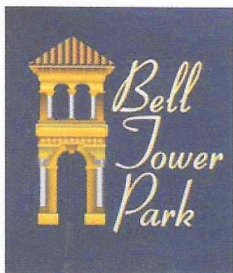
The issue with Lake 1 mainly stems from littoral plant growth. Littoral plants are plants that thrive on the shoreline. South Florida Water Management District (SFWMD) and Lee County Environmental have taken issue with the amount of rip-rap (white rocks) on the banks of Lake 1 which we originally added to enhance the appearance of the lake during the winter months when the lake level is low. Both entities state that the rock reduces the amount of littoral plant growth. Approximately one year ago, Grosse Pointe Development came to an agreement with Lee County Environmental that 30% of the rip-rap would be removed. This was completed and to our knowledge, all parties were satisfied. Approximately 6 months later, SFWMD came back and said that they were not satisfied. SFWMD is now requiring that the rip-rap be removed so that only 40% of the lake banks are covered. We have worked in conjunction with our engineers and put together a plan to satisfy both the county and the district. This plan was submitted to SFWMD at the end of March 2007. SFWMD accepted our plan on April 12th. Sunnygrove Landscaping will begin to remove the rocks beginning the week of April 16th. Please be advised that during various stages, rocks may be piled at the cul-de-sacs for hours at a time while trucks remove them. We anticipate this to take another 2-3 weeks. Also, please note, the work being completed in Lake 1 has no effect on our ability to obtain Certificate of Occupancy on the buildings in Phase III.

**COMMUNITY UPDATE:****BY: JUDY BAVETZ****VANDALISM: POOL II**

We had another incident of vandalism at the second pool. Fortunately it was not as bad as some individuals in the community are making it out to be. A sink was jostled, and it was repaired and it looks fine now. Regardless, we should not have to tolerate this unnecessary behavior.

It appears it was some youths who were not part of the community. At approximately 8:15pm, they were spotted by several residents throwing stones at the pool area after they were in using the pool. Another resident was at the pool when they were there and heard them making noise in the men's and ladies room. Unfortunately everyone waited until after Community Patrol came on duty at 9:00pm, to report the incident. The sad part is, no one bothered to call the Sheriffs Department or Property Management. Apprehending these individuals would have probably ended these intrusions and the problem. Please, if anyone sees or hears of these kinds of things happening, call the Sheriffs Department. It will be much more helpful then telling us about it later on.

Management is getting proposals and is going to install more lighting, as well as motion detection lighting and an alarm system. Hopefully this will help solve the problem. We are not picking on young people just because of this incident but parents should know where their children are, what friends they are bringing onto Bell Tower Park property, and that we will prosecute if necessary any individual regardless of age, for destroying Association Property.



**COMMUNITY CHANNEL HAS ARRIVED; TUNE TO CHANNEL
95 FOR ALL YOUR COMMUNITY INFORMATION.**



UPDATE ON THE GATES

DAMAGE AND REPAIR

BY: JUDY BAVETZ

There are always member questions and concern over the cause, cost and repair time when the gates get damaged. When these incidences occur our options are limited to getting them repaired as soon as possible, but at the most reasonable price. We also try to determine who did the damage so we can collect from that individual.

The most resent damage took a bit longer to repair because I asked for bids from several companies instead of using the regular vendor. This was due to the fact that the gate damage was very extensive and a complete rebuild. Of course this took additional time but did save some money. The question is the delay for savings worth the extra time for repair? The wait was about 12 extra days and the savings was about \$2,000.00. The answer is never clear because some people want them repaired faster and others members would prefer the savings. I think the proper decision was made this time.

We were able to determine who did the damage on another resent incident and will be reimbursed for the cost. Unfortunately this is not usually the case; cameras, lighting and the weather conditions are not always in sink and getting an exact and dependable identification is not always as easy as it seems. Sometimes even when we get a good ID, the police try to trace the tag number and it ends up either stolen or assigned to an address that has no occupant. The facts are the Sheriffs Department will not put much effort into these complaints' unless they are over \$1000.00 in damage.

There have been suggestions that when one gate is not operable or in repair; that instead of leaving it open that we block it of and force everyone to go around and use the good gate. That will not work due to the requirements of the Fire Dept to have access through all gates using the YELP system. That audible signal opens the gates when they arrive. If the gate is not in operation it must be left open so that they may gain entrance.

We must realize that as long as they are unmanned, broken gates will be a part of our life. There will always be some drunk or impatient idiot that will run into them or force them open and this is not the only community with this type of problem.

PARKING AT BELL TOWER PARK

BY: JUDY BAVETZ

I have had some complaints from people who have received notices that they can not park in guest parking. Parking of vehicles is covered in your DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELL TOWER PARK, SECTION 9.10, PAGE 18.

9.10 Parking of Automobiles. The parking facilities shall be used in accordance with the regulations adopted by the Board from time to time. No vehicle which can not operate on its own power shall remain on the properties for more than forty-eight (48) hours, and no repair of vehicles shall be made on the properties. All vehicles owned by a Parcel Owner shall at all times be parked within the garage area or driveway permanently assigned to such Parcel Owner; and may not be parked on other areas of the Properties. All vehicles of guests shall be parked in the Owner's driveway or designated guest parking areas. Parcel Owners and residents shall not park their vehicles in any areas designated for guest parking. The Association shall have the right to order the towing of any vehicle, at the Owner's expense, not complying with the above rules.

Quite a few owners and residents are using the garages for storage and have no place to park vehicles. If you happen to be in that situation you will have to clean out the garage so you have somewhere to park. Everyone has had plenty of notice on this issue and there won't be any more notices, you will be towed!

SPEEDING: WHAT CAN BE DONE?

BY: JUDY BAVETZ

Several members have expressed their concern about the problem with speeding especially on Bell Tower Park Boulevard. I have communicated this concern with several members of the Board and have been reviewing the option as well as cost that the Association has to consider in order to control this problem. This Board of Directors has these options to consider;

1. The Sheriffs Department will not issue tickets inside a private community. So we would need to have off duty Sheriffs ticket speeders. They would have to be paid their regular hourly rate and sometimes overtime. This would also require that all traffic signs within the community be brought up to State and County regulation. In general the 15mph speed limit on Bell Tower Park Boulevard is unreasonably slow for that one long section and makes anyone driving that stretch a speeder. This section of the boulevard should be changed to a reasonable but safe speed of 25mph. but then rigorously enforced.
2. The other option for controlling speed will have to be speed bumps. These are normally very unpopular and cost money. They work very well but tend to punish the people who drive safely along with the mindless speeders. Size, type, numbers, location and cost are being reviewed. Management would still recommend the 25mph. speed limit on that stretch of Boulevard if and when the proper speed bumps are decided on.
3. Educate and informational efforts to help convince people to obey speed limits. Change the speed limit to 25mph and have management bring in the radar speed sensing equipment that indicates on a large display the speed people are going. Hopefully residents will realize their responsibility and drive safely. If they do not do so, they will have to endure speed bumps.

The Board of Directors will review the options and decide the best course of action. At the present time there is no money in the budget for any expensive solutions to any of these problems discussed above. We are asking everyone to SLOW DOWN! Remember, only you can prevent speed bumps.

When this community is turned over and run by the members they will elect a new BOD that will have to deal with these types of decisions on landscaping, security, safety and the cost verses budget constraints. When the present Board was in the process of doing budgets for this year they received a lot of advice as to why they should not increase the budget. Many of the members were not happy about specials assessments for the tremendous increase of insurance and were not enamored to paying even more dues. It is prudent sometimes that we all go slow on spending and long on patience. The present Board is also concerned that by making these decisions now it may encumber future Boards with procedures, equipment and cost that they may not want.

**SATELLITE DISHES:
REGULATIONS.**

BY: JUDY BAVETZ

Satellite Dishes are permitted inside your lanai or courtyards. If you have one that is mounted anywhere else on the Building it is considered common area and it must be moved. Failure to do so will cause legal action against you by the Association.



CARRIAGE HOMES AT BELLTOWER PARK, INC.: NEW BOARD MEMBER

It is with great pleasure that the Carriage Homes Board announces the selection of Mr. Wally Hutton as the temporary replacement Board Member. Mr. Hutton lives at 13861 Avon Park Cir., U-101, with his wife Portia. We are fortunate to have someone of his stature and distinguished background on our Board, stated Glenn Oorlog, Board Member and Treasurer of the Association. (See Information sheet below) He brings a tremendous amount knowledge and experience with people and the law. He will be an important part of the transition process when it goes forward. The present Board will be replaced as soon as the total closing on all carriage homes reach a total of 90%.

We thank the other participants' who also volunteered for this position and hope that in the future they will take part in the elections when turnover is initiated.

Information Sheet
Of
Wallace E. Hutton

259
267-3814

1. I graduated from The George Washington University Law School, receiving a Juris Doctor degree "With Distinction" and am now a retired lawyer. Practiced in Washington D.C. and Maryland for 40 plus years.
2. Elected a County Commissioner and served 4 years
3. Elected to the Maryland Legislature where I served on the House Appropriations Committee for 4 years.
4. Received a Congressional Fellowship to study Congress where I worked for Rep. Carl Albert, then Majority Leader and later Speaker, and for Sen. Allen Bible, Chariman of the District of Columbia Committee and a member of the powerful Senate Appropriations Committee.
5. Served as Executive Director of the Maryland Association of Counties.
6. My wife is a CPA and I am educationally qualified to sit for the CPA exam.
7. Have served on numerous Commissions appointed by Governor including the blue ribbon five member Commission to reform the Maryland Judiciary.

MANAGEMENT:**FOUR MONTHS ON THE JOB.**

By Jim Fischette

Many Members of the Association have informed us of their utmost satisfaction and happiness with the change in management and in particular with the great job Judy Bavetz, CAM, has been doing. The concept of having a Community Association Manager on duty and on site for 40 hours a week has made it much easier for the Members to communicate and interact with their Association Management.

Members of the Board have expressed their confidence in Judy's professionalism, integrity and work ethic. Jim Crumbie, Board Member and President of the Association, noted that she has come in on weekends, stayed late and worked at nights as well, always with the best interest of the Bell Tower Park Community in mind. Of course no one can please everyone but she will continue to try and do the very best job possible and win over the few that still remain on the sidelines. Enforcing the Rules and Regulations doesn't always endear you to some members in particular. Judy knows that in her position she must work for the greater good of the total membership and be as fair as possible with all members. She is there to serve and very much appreciated for her efforts.



VERY IMPORTANT NOTICE

Inspector J. Gilbert from the South Trail Fire Department was out on the property March 26th and this is what he left with me.

To: ALL MULTIFAMILY DWELLINGS

From: FIRE INSPECTOR J. GILBERT

Subject: GRILLS

THE SOUTH TRAIL FIRE AND RESCUE SERVICE DISTRICT WILL NO LONGER TOLLERATE THE USE OF OR STORAGE OF PROPANE, CHARCOAL, GAS FIRED OR HIBACHI GRILLS ON BALCONYS, PATIOS, UNDER STAIRS OR IN AREAS OF EGRESS. THIS INCLUDES USES FOR COOKING, HEATING OR ANY OTHER PURPOSE. THIS LETTER IS INTENDED TO BE YOUR FINAL WARNING BEFORE CITATIONS ARE ISSUED.



FLORIDA FIRE CODE STATES:

Chapter 10.11.7- for other than one and two family dwellings, no hibachi, gas fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3m) of any structure. U L listed electric ranges, grills or similar electrical apparatus shall be permitted.

If you are in violation please correct the situation immediately, before he comes back out to issue citations.

Inspector Gilbert also suggested all owners and residents have their fire extinguishers checked, as they are out of date and need checked. Inspector Gilbert said if there was a fire in someone's unit and the fire extinguisher was out of date the insurance company could refuse to pay the claim. If enough owners want this service, a date can be set and you would put the extinguisher outside and it would be taken care of. The company performing the service would send you a bill.

TRANSFER OF ASSOCIATION CONTROL:

BY: JIM FISCHETTE, CAM

UPDATE TO TIME LINE

As of January 1, 2006 the Developer had hard commitments with secured down payments for all the units it had for sale in Bell Tower Park. Recent market conditions have caused a fairly small number of individuals to not meet their obligation to close on their units. Because of this situation the Developer is experiencing a number of defaults in the Phase III, Courtyard and Carriage Associations closings. This is not a huge number but it may be a longer time frame before turnover than originally anticipated. We will know in a few months if the market condition will continue to delay the Developer from getting the necessary units closed so that we can proceed with the turnover process.

The Developer and the Owners together have responsibilities in the transition process.

When 90% of the units owned by the Developer in any Association have been sold and closed on, the Association by law has to take control of its affairs. That includes electing a Board of Directors to take the responsibility of running the business affairs of the Association as well as being in charge of the Associations; documents, tangible property financial assets, etc. The Developer is responsible for turning over: all information, the documents, records, doing an independent audit, supplying building As Built Plans, etc. The process is very detailed and designed so that all parties are treated fairly and honestly. Please see the copy of the State Statute below concerning turnover and elections, followed by the article The Proper Protocol For Turnover.

CONDOMINIUMS ♦ CHAPTER 718, F.S.

718.112 The members of the board shall be elected by written ballot or voting machine. Proxies shall in no event be used in electing the board, either in general elections or elections to fill vacancies caused by recall, resignation, or otherwise, unless otherwise provided in this chapter. Not less than 60 days before a scheduled election, the association shall mail, deliver, or electronically transmit, whether by separate association mailing or included in another association mailing delivery, or transmission, including regularly published newsletters, to each unit owner entitled to a vote, a first notice of the date of the election. Any unit owner or other eligible person desiring to be a candidate for the board must give written notice to the association not less than 40 days before a scheduled election. Together with the written notice and agenda as set forth in subparagraph 2 the association shall mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the association shall include an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate not less than 35 days before the election, to be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the association. The association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the association may print or duplicate the information sheets on both sides of the paper. The division shall by rule establish voting procedures consistent with the provisions contained herein, including rules establishing procedures for giving notice by electronic transmission and rules providing for the secrecy of ballots. Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board. No unit owner shall permit any other person to vote his or her ballot, and any such ballots improperly cast shall be deemed invalid, provided any unit owner who violates this provision may be fined by the association in accordance with s. 718.303. A unit owner who needs assistance in casting the ballot for the reasons stated ins. 101.051 may obtain assistance in casting the ballot. The regular election shall occur on the date of the annual meeting. The provisions of this subparagraph shall not apply to timeshare condominium associations. Notwithstanding the provisions of this subparagraph, an election is not required unless more candidates file notices of intent to run or are nominated than board vacancies exist.

PART III RIGHTS AND OBLIGATIONS OF ASSOCIATION

718.301 (1) (b) Three months after 90 percent of the units that will be operated ultimately by the Association, have been conveyed to purchasers;

718.301 (4) At the time that unit owners other than the developer elect a majority of the members of the board of administration of an association, the developer shall relinquish control of the association, and the unit owners shall accept control. Simultaneously, or for the purposes of paragraph (c) not more than 90 days thereafter, the developer shall deliver to the association, at the developer's expense, all property of the unit owners and of the association which is held or controlled by the developer, including, but not limited to, the following items, if applicable, as to each condominium operated by the association:

- (a) 1. The original or a photocopy of the recorded declaration of condominium and all amendments thereto. If a photocopy is provided, it shall be certified by affidavit of the developer or an officer or agent of the developer as being a complete copy of the actual recorded declaration.
 2. A certified copy of the articles of incorporation of the association or, if the association was created prior to the effective date of this act and it is not incorporated, copies of the documents creating the association.
 3. A copy of the bylaws.
 4. The minute books, including all minutes, and other books and records of the association, if any.
 5. Any house rules and regulations which have been promulgated.
- (b) Resignations of officers and members of the board of administration who are required to resign because the developer is required to relinquish control of the association.
- (c) The financial records, including financial statements of the association, and source documents from the incorporation of the association through the date of turnover. The records shall be audited for the period from the incorporation of the association or from the period covered by the last audit, if an audit has been performed for each fiscal year since incorporation, by an independent certified public accountant. All financial statements shall be prepared in accordance with generally accepted accounting principles and shall be audited in accordance with generally accepted auditing standards, as prescribed by the Florida Board of Accountancy, pursuant to chapter 473. The accountant performing the audit shall examine to the extent necessary supporting documents and records, including the cash disbursements and related paid invoices to determine if expenditures were for association purposes and the billings, cash receipts, and related records to determine that the developer was charged and paid the proper amounts of assessments.
- (d) Association funds or control thereof.
- (e) All tangible personal property that is property of the association, which is represented by the developer to be part of the common elements or which is ostensibly part of the common elements, and an inventory of that property.

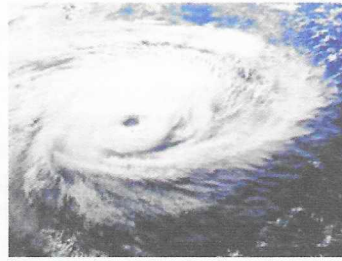
- (f) A copy of the plans and specifications utilized in the construction or remodeling of improvements and the supplying of equipment to the condominium and in the construction and installation of all mechanical components serving the improvements and the site with a certificate in affidavit form of the developer or the developer's agent or an architect or engineer authorized to practice in this state that such plans and specifications represent, to the best of his or her knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the condominium property and for the construction and installation of the mechanical components serving the improvements. If the condominium property has been declared a condominium more than 3 years after the completion of construction or remodeling of the Improvements, the requirements of this paragraph do not apply.
 - (g) A list of the names and addresses, of which the developer had knowledge at any time in the development of the condominium, of all contractors, subcontractors, and suppliers utilized in the construction or remodeling of the improvements and in the landscaping of the condominium or association property.
 - (h) Insurance policies.
 - (i) Copies of any certificates of occupancy which may have been issued for the condominium property.
 - (j) Any other permits applicable to the condominium property which have been issued by governmental bodies and are in force or were issued within 1 year prior to the date the unit owners other than the developer take control of the association.
 - (k) All written warranties of the contractor, subcontractors, suppliers, and manufacturers, if any, that are still effective.
 - (l) A roster of unit owners and their addresses and telephone numbers, if known, as shown on the developer's records.
 - (m) Leases of the common elements and other leases to • which the association is a party.
 - (n) Employment contracts or service contracts in which the association is one of the contracting parties or service contracts in which the association or the unit owners have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service.
 - (o) All other contracts to which the association is a party.
5. If, during the period prior to the time that the developer relinquishes control of the association pursuant to subsection (4), any provision of the Condominium Act or any rule promulgated thereunder is violated by the association, the developer is responsible for such violation and is subject to the administrative action provided in this chapter for such violation or violations and is liable for such violation or violations to third parties. This subsection is intended to clarify existing law.
 6. Prior to the developer relinquishing control of the association pursuant to subsection (4), actions taken by members of the board of administration designated by the developer are considered actions taken by the developer, and the developer is responsible to the association and its members for all such actions.
 7. In any claim against a developer by an association alleging a defect in design, structural elements, construction, or any mechanical, electrical, fire protection, plumbing, or other element that requires a licensed professional for design or installation under chapter 455, chapter 471, chapter 481, chapter 489, or chapter 633, such defect must be examined and certified by an appropriately licensed Florida engineer, design professional, contractor, or otherwise licensed Florida individual or entity.
 8. (See Also 6111-23.003, FAC) The division has authority to adopt rules pursuant to the Administrative Procedure Act to ensure the efficient and effective transition from developer control of a condominium to the establishment of a unit-owner controlled association.

THE PROPER PROTOCOL FOR TURNOVER:

The Developer recognize the right of any individual's or group, to organize in any manner they choose and in fact has encouraged everyone to get involved and be informed about the turnover process. We are sure that everyone's intentions are in the best interest of the Community. It is prudent to want to be prepared for what will eventually be the big responsibility of running an Association. It is understandable for members to have concerns when it comes to having this major change take place. I would like to explain the process of the actual turnover meeting to help elevate some of these concerns. The previous article in this newsletter listed all the requirements of a turnover and indicated that process is subject to state regulation to keep things as fair as possible. You probably noticed how long that list was.

The first thing that happens in this procedure is a Turnover Member Meeting is scheduled. The most important responsibility of the membership is electing a Board of Directors. Starting sixty days prior to that meeting the election process starts with several mailings; request for volunteers to be candidates, members volunteering to run for office, sending in their résumés and the secret ballots being sent in.

When the actual meeting takes place it is called to order by the present Board of Directors. The formalities of that meeting are; establishing a quorum of members, disposing of the minutes, and the official business of certifying and counting ballots for the election of the new Member Board of Directors. A group of volunteer Members is randomly selected for the official count of the secret ballots and the Member elected Board is determined. At this point the old Developer controlled Board turns over or informs the new Board of the location of all the documents and financial information required in the before mentioned state required list. The new Board will be required to sign off on each item in a form of a receipt list for the Developer. After this is done, the old Board hands in their written resignations, adjourns their part of the meeting and leave.



**REMINDER TO PREPARE FOR HURRICANE SEASON:
BY: JIM FISCHETTE, CAM**

We have been fortunate so far that we did not have to practice preparing for a hurricane but just as a reminder review this list. Some of these suggestions are just good practice, even if we don't have any bad storms.

1. Have someone check on your home or condominium unit at least once a week and they should be doing the following:
 - A. Check for leaks or stains in windows, doors and ceilings.
 - B. Flush toilets to make sure they refill and do not leak.
 - C. Run water down garbage disposal and make sure it is operational.
 - D. Run the dishwasher for a few minutes to keep the gaskets moist.
 - E. Check plumbing fixtures and run water in drains so fresh water is in traps.
 - F. Check electric panel to see if all breakers are functioning.
 - G. Make sure the hot water heater is off and has no leaks.
 - H. Check thermostat to make sure it is set at proper temperature. Many experts say it should be set at 76 degrees to prevent mold.
 - I. Check air handling system for leaks, filters and function.
 - J. Check garage, lanai, patio and outside area of the home.
 - K. Some homeowners choose to cut off the water to there home but that makes it difficult for the person who is looking after it to complete the procedures above. If you cut off water and do not have someone do these procedures, toilets and traps can dry out and you will end up with a real smelly situation.
 2. Clean out your refrigerator, unplug it and leave the door open at least eight inches and make sure the water to the ice machine is off.
 3. Take all loose articles, furniture and potted plants off the Lanai or Patios.
 4. Unplug and disconnect all electrical appliances and phones.
 5. Make sure your air conditioning system is serviced at least twice a year and that evaporation drainage lines are cleared. So that it runs at peak efficiency, change filters at least once a month.
 6. Shut off the hot and cold water to your washing machine only.
 7. If your home requires hurricane shutters you should make arrangements with a local contractor to have them put on when a storm is eminent and removed in accordance with your condominium Rules and Regulation. Bell Tower Park requires that they must be taken down within ten (10) days after the storm passes.
- For those of us who are staying here during the hurricane season you can log on to <http://www.redcross.org/service/disaster> and get tips on how to deal with storm situations.

MARINA VILLAGE

BY: JAMES CRUMBIE

At long last, the Hotel at Marina Village is moving forward! We expect to have our building permit approved by Cape Coral during the month of May. Our PDP amendment was approved last month allowing for 268 Hotel rooms and expanded restaurant facilities at Marina Village. The Site permit was approved in late 2006.

Our goal is to start construction of the sitework and utilities in June, 2007 and commence with vertical construction of the 19 story Hotel in July, 2007. The General Contractor for the Hotel should be selected by June 1, 2007. We anticipate that it will take 26 months to complete the Hotel thus construction of the 19 story Condo Hotel should be complete by Sept. 2009. We intend to commence with construction of the 5 story parking garage and the 40,000sf of retail space in July 2008 so that these structures can be completed at the same time as the Hotel.

Sunstream is our managing partner for the Hotel at Marina Village. Sunstream currently owns and operates Hotels on Fort Myers Beach and in Naples including Diamond Head, GullWing and Bella Serra. We intend to begin furnishing and staffing the Hotel in August 2009 with the ultimate goal of opening for business on Nov. 1, 2009.

We believe that this endeavor could be the largest project to start in Lee County in all of 2007. We also believe that once construction starts and the public is convinced that it will soon be a REALITY, that new interest in Tarpon Point will skyrocket.

If you are interested in purchasing a condominium /hotel unit in Marina Village please contact our sales office at 239 549-8500. We will do our best to answer any questions you may have regarding design, cost and possible investment opportunities.

We look forward to hearing from you.



SCUTTLEBUTT
FROM THE
HARBORMASTER

BOAT NAMES

CAPT. DENNIS

RANEY

BOATU.S. ANNUAL LIST OF TOP TEN

In a recent newsletter released by BoatU.S., the nation's largest recreational boat owners association, announced its "2006 Top Ten List of Most Popular Boat Names". Housing slumps, high gas prices, stock market surges, and spinach scares made national headlines during the year, but that didn't faze recreational boaters in selecting feel-good names for their vessels. Their number one choice was *Aquaholic*, illustrating boater's chronic love for the waterways. The name has appeared on the Top Ten List for five consecutive years - and it's also the second time it's taken the number one slot.. Number five on this year's list, *Happy Hours*, has appeared on the list seven times since 1991, when the BoatU.S. Graphics and Lettering department, which makes custom boat graphics and has a database of 7,400 customers, first started tracking boat names.

All of the remaining top five, *Second Wind* (#2), *Reel Time* (#3), and *Hakuna Matata* (#4, which means "no worries, troubles, problems or cares" in Swahili) have appeared on the annual list at least once, as well as #10, *Pura Vida* (which means "pure life").

Notable newcomers that made the list for the first time include *Knot Working* (#6), *Life is Good* (#7), *Plan B* (#8), and *Second Chance* (#9). "It's interesting to see how boaters creatively express their passion for the boating lifestyle through the

The "2006 Top Ten List of Most Popular Boat Names" is as follows:

- 1.) *Aquaholic*
- 2.) *Second Wind*
- 3.) *Reel Time*
- 4.) *Hakuna Matata*
- 5.) *Happy Hours*
- 6.) *Knot Working*
- 7.) *Life is Good*
- 8.) *Plan B*
- 9.) *Second Chance*
- 10.) *Pura Vida*

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Contact Information

Who do you call if you have a particular question?

Issues regarding The Carriage Home and Courtyard Homes and the Bell Tower Park Property Owner's (Master) Association should be directed to:

Judy Bavetz, CAM Property Management
5100 Bell Tower Park Drive
Fort Myers, FL 33912
239-454-4605

Courtyard Homes II at Bell Tower Park

Schoo Management, Inc.
9411 Cypress Lake Drive, Suite 2
Fort Myers, FL 33919
239-481-4700

Issues regarding construction warranty work should be directed to:

BBL-Florida, LLC
ATTN: Virginia
19850 Breckenridge Drive, Suite B
Estero, FL 33928
239-498-0777

Please refer issues regarding appliances, fixtures, electrical and plumbing to your BBL Homeowners Handbook, under the sub-contractor list for the particular problem you are experiencing.

Miscellaneous issues:

Exterminator:

Bugs Or Us (239) 337-4484

Telephone:

Embarq Telephone (800) 339-1811

Cable:

Comcast Cable (239) 574-2020

Water:

Midway Water Services (800) 643-9295

Electric:

Florida Power & Light (239) 334-7754

Sherriffs Department Central Division 239-477-1850

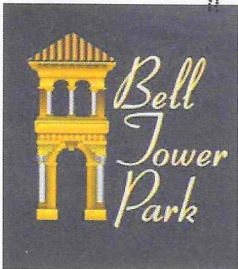
Issues regarding the Developer should be directed to:

Jim Fischette, CAM
5850 Silver King Blvd.
Cape Coral, FL 33914
239-945-3056

Issues regarding Community Operations should be directed to:

Joe Zagame, CQC
5850 Silver King Blvd.
Cape Coral, FL 33914
239-945-3928

Project Manager for Grosse Pointe Development:



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