

Bell Tower Park Property Owner's Association, Inc.

BELL TOWER NOTES

THE EDITOR SEZ:

November 1, 2011

Welcome to the first edition of *BELL TOWER NOTES*! The newsletter is intended to bring you information on some topics in greater depth than you will get from Channel 195 and our new website. And, if you haven't seen our website yet, go to <http://belltowerparkcommunity.com>. Our Webmaster, Richard Roux, has done a fantastic job getting it up and running. And when you go to the site, you will see where it will continue to grow in terms of information provided.

Associations! Associations! Associations!

This is to try to help you understand the structure of Bell Tower Park management. First, there is Bell Tower Park Association, Inc. This is referred to as the Master Association and also, the POA, for Property Owners Association. The functions of this Association include to hire a management company, take care of all landscaping, maintenance of both pools and the clubhouse, security and obtain insurance on the common areas. The Association owns all of the land in Bell Tower Park right up to the outside edge of each home.

This year, the Association hired Cardinal Management Group of Florida, Inc. and Cardinal assigned the job of Bell Tower Park manager to Laura Harper. Cardinal's functions include collecting monthly dues, follow up on delinquencies, prepare financial reports, send out mailings as needed and tend to daily events that arise.

All monies collected by Cardinal is deposited into the accounts of three "sub-associations", then each sub-association pays the Master Association a fee based on the number of homes in each group.

The three "sub-associations" are Carriage Homes of Bell Tower Park which has 288 homes; Courtyard Homes of Bell Tower Park which has 150 homes; and, Courtyard Homes at Bell Tower Park II which has 40 homes—giving us a total of 478 homes. Courtyard II was originally planned to be carriage homes and when the developer switched them to courtyard homes, the regulators made them form the association with just 40 homes.

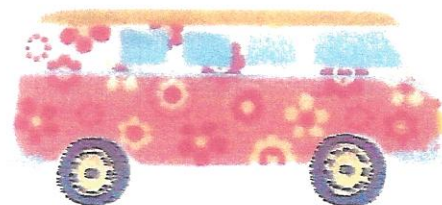
The sub-associations each have their own officers and directors. The "sub-associations" provide insurance on each home covering everything on the outside of each home right into the drywall. They also are responsible for painting homes as needed, new roofing as required, and providing financial reports to their members. They can provide other services. For example, Courtyard II recently obtained a group rate to have dryer vents cleaned.

The good news is that there is a lot of cooperation between the Master Association and the "sub-associations". And that is why Bell Tower Park is such a great place to live.

Jim Stewart
Editor

Last week, one of Bell Tower senior citizens was driving on I-75 when he received a call from his wife that she had heard on the radio that there was a car driving the wrong way on I-75.

Her husband replied, "There isn't just one car, there are reds of them."



COMMUNICATIONS COMMITTEE

The Communications Committee was formed in late July and our first meeting took place on August 5th. When my co-chairman, Alice Tuthill, resigned on September 1st for medical reasons, I assumed the chairmanship. The other committee members are Suzanne Ferguson--Comcast liaison and Channel 195 assistant implementer; Richard Roux--Webmaster of our community website; and Jim Stewart--editor of our newsletter, *Bell Tower Notes*.

The stated mission of the Communications Committee is "to review all likely communication venues, and recommend and implement those that will meet the needs of our residents in a 'resource responsible' manner.

To that end, we have made astonishing progress in a very short time. If you have not already done so, please check out TV Channel 195, where you will find all sorts of pertinent information. And hopefully, when you read this, we will have met our November 1st goal of having the first issue of *Bell Tower Notes* in your e-mailbox, along with information as to how you may access our new community website.

Mary Waldau, Chairman
Communications Committee

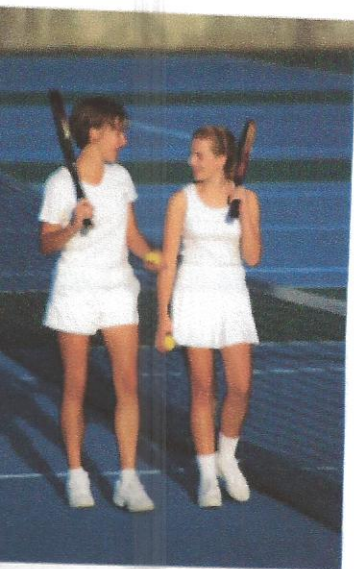
FALL TENNIS COURT RENOVATIONS PLANNED!

At the June meeting, the Board committed to the renovation of our two Har-Tru clay tennis courts after our 2011 hurricane season. The courts, which were installed in 2004, should be renovated every 4-5 years. To date they have never been renovated. Court surface renovation is the core of the work to be accomplished. This includes removing old, contaminated Har-Tru surface material, adding fresh Har-Tru, re-grading the surface and installing new lines.

At the June meeting, the POA asked for a more comprehensive assessment of the entire tennis court situation, including:

- Court Resurfacing
- Court Fencing
- Replacement Court Equipment (windscreens, net, drag & line brushes)
- Drainage System
- Other Equipment (bench, canopy, etc.)
- Court Maintenance contract

The assessment was completed in August with the results forwarded to the POA. The POA has subsequently approved those recommendations and funded the work. Watch the WEB site and Comcast Channel 195 for the scheduling of the repairs. Hopefully, the courts will be closed for only a few days.



LANDSCAPE MATTERS

The Landscape Committee has had a very busy summer and early autumn. Our work in reviewing and modifying the parameters of our existing landscape contract, followed by the interviewing of prospective applicants for the landscaping position, resulted in a new contract with our existing landscaper, Instant Impact. The new contract establishes standards that should be equally applicable to any future contract. But most importantly, the resultant contract represents a savings of approximately \$30,000 over the nearest competitors and a substantial savings over our previous contract. These savings, and those attendant with work that had been budgeted but not performed, has made it possible to start addressing many long needed landscape improvements and upgrades.



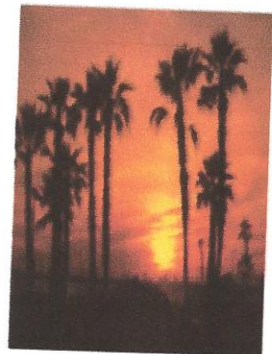
Specifically, Committee members endured many hot, humid hours of surveying the planting beds in front of all the residences in an effort to identify the number of plants needing replacement or vacant areas to be filled. That number totaled approximately 2,500! A proposal for that work has been submitted to , and approved by the POA. The work should begin shortly and be completed before Christmas.



Additionally, the Committee felt that a general upgrade of the landscape at Bell Tower was in order as, to our knowledge, none had been undertaken in the 8-9 years of our existence. We felt it made sense to start at the Route 41 entrance and work east to the end of Bell Tower Blvd. An initial proposal was submitted to improve the most easterly section extending from the outside the main gate to the islands along the boulevard, as well as the front of the Clubhouse building. Regrettably, that proposal has been tabled to allow more time for study. Take heart, however, as we will continue to press for those improvements.

Thereafter, we intend to submit proposals to conceal, wherever possible, the many electrical boxes, water meters, Comcast boxes and miscellaneous utility boxes. Also on the docket is the landscaping at the rear of our units and upgrading the road perimeter between the western and eastern intersections of Kensington Loop/Chelsey. The above items are not shown in the order in which they will be undertaken, but are merely a list of the improvements we believe will benefit the community and enhance particular areas.

Finally, I would like to advise all that the Cabbage, Canary Island Date and Washingtonia Palms have been trimmed and the seed pods removed. The Queen Palms will suffer a similar fate shortly as will the overgrown hibiscus, where appropriate. I am hopeful that all residents have noticed the superb trimming of the ficus hedge that was recently completed. Speaking for myself, I believe it is, by far, the best pruning of that hedge in the six and one half years we have lived here.



William G. Waldau, Chairman
Landscape Committee

"IF A WOMAN HAS TO CHOOSE BETWEEN
CATCHING A FLY BALL OR SAVING AN
INFANT'S LIFE, SHE WILL CHOOSE TO SAVE THE
INFANT'S LIFE -- WITHOUT EVEN
CONSIDERING IF THERE WAS A
MAN ON BASE."

-- Dave Barry

BTP SOCIAL EVENTS

Save the Dates!!

- Oct 29 -- Halloween Party**
- Dec 17 -- Holiday Party**
- Feb 5 -- Super Bowl Party**
- Mar 18 -- Tiki Hut Pool Party**
- May 5 -- Kentucky Derby Party**

If you have ideas or suggestions for these or other events, please contact one of the Social Committee members or send an email to:

btpsocial@comcast.net



SECURITY COMMITTEE

It is an exciting time for the residents of Bell Tower Park. I'm sure you have seen Envera Security working hard at installing the new cameras, visitor management kiosk and the card access readers throughout the park. They appear to be ahead of schedule and hopefully they will go live sometime in November. The dates to conduct training sessions on the new system for our residents are being finalized and will be posted to all residents in the near future by Laura, our Property Manager. I would encourage each resident to try and make one of the training sessions.

John Davenport, Chairman
Security Committee



It is the editors understanding that initially we will continue to operate the gates as we have in the past. And for the pools, clubhouse, tennis courts and entrance gate, we will be issued a "fob" to use as our "key". Fob was a new word for me. It refers to one of those "thingamagigs" that you put on your keychain. It is like the ones you get from CVS, Winn Dixie, etc.

It is kind of neat the way they can "patrol" if you will. For example, if they see someone enter by foot behind a resident car, they can communicate with those persons and send them away.

We will be getting emails about training sessions and dates and times you can get you fob. The first fob is provided free to each housing unit. Additional fobs will be priced at \$7