

Important News from the POA Board of Directors

Reported by Scott Thompson, General Manager

On Monday April 21, 2014 we had our monthly POA meeting.

The following is a summary of important discussions and actions taken at the meeting:

- The Treasurer reported that for the month of March, we were \$6,000 under budget and for this year so far we are almost \$15,000 under budget. Our preliminary reserve study update has been received and will be reviewed. We are current with all vendors and are also in a good cash flow position.
- Manager's Report – Last month there were 171 residents who signed in on the sign in sheet. Both front walk in gates had new springs put on so that they will be closing and locking properly Scott is inspecting the property daily and encourages all residents to report issues immediately.
- 18 vehicles were tagged for parking violations.
- Other issues are below in reports from others.
- **Activities Committee** – The free concert in our Clubhouse on March 30th was well attended and enjoyed by all. Please go to our WEB site for more info on all Activities coming up.
- **Building & Amenities Committee** – At last meeting they talked about improving Clubhouse and Fitness Center cleaning, periodic cleaning of the pool deck and furniture, cleaning and painting the front gates, monthly biocide treatment of the pool deck adjacent to the Clubhouse, and the Pilates issue.(see old business below)
- **Risk Management** – Have provided annual update on home closure on our WEB site. Reminded owners to start their hurricane planning and that new shutter policies took affect this year. Also there were many wild animal sightings, including an alligator in one of our lakes.
- **The Communication Committee** – The April Newsletter is out. If you did not get a copy emailed to you, you can see the Newsletter on our WEB site. Also, a new directory with a list of all residents is now on our Web Site.
- **The Security Committee** – Gate cleaning and painting bids were discussed and voted on. This project should be started shortly. Our CAM will continue to issue warnings and have cars towed if necessary. The walk in gate codes will be changed and notification will go out via email in May. Please make sure the office has your current email address for notification.

- **Landscaping** – The CAM is meeting with Mainscape every week to resolve any issues and deal with ongoing work and work that will be done in the future. Our number one priority, our Ficus hedge, was discussed at length and a proposal was approved to get started on this Wednesday. The bid came in lower than we expected, and all parties involved are very optimistic about the plan to save our hedge. In addition, new Clubhouse entrance and island proposals were discussed. If you have any questions, concerns, or need bushes trimmed or replaced, please email Mainscape at flcustomerservice@mainscape.com or call them at 1 - 800 - 481 - 0096. If you have an out of state phone #, please let them know it is for a Florida issue .
- **Maintenance** – A two part proposal was discussed for lighting in two Clubhouse islands and smaller lighting to go over by the Annex entrance and also one by the sidewalk by the playground area. The Board approved the larger lights for the islands that would produce more light and make it safer for all.
- Current Project updates – see attached
- **Old and New Business** – Expansion of the exercise room was discussed with two options:
 - removal of just the wall from the weight room to the old CAM office, or also
 - removing the A/C units to make it even bigger.No proposal was received before the meeting so this will be decided later once we get both proposals. In addition, it was agreed that the Pilates group could temporarily use the Annex, two mornings a week until the Fitness center expansion is completed.
- There was resident question about the pool furniture at the small pool being too close to the pool and a danger to residents. It was looked at Tuesday morning and management agreed that we should add the requirement on our new pool signs that all pool furniture must not be closer than 4 feet from the pool edge. Also, the cleaning crew will now be moving any chairs or lounge chairs away from the pool to set the example.

If you have any issues or concerns, please fill out the Action request form on our Web Site or pick up one at the office. Turn it in to our Bell Tower Management office at the Annex. Our office is normally open weekday mornings and the office number is 239- 454 - 4605.

Thanks for your support,
The POA Board of Directors