



Bell Tower Property Owner Association's

BELL TOWER NOTES

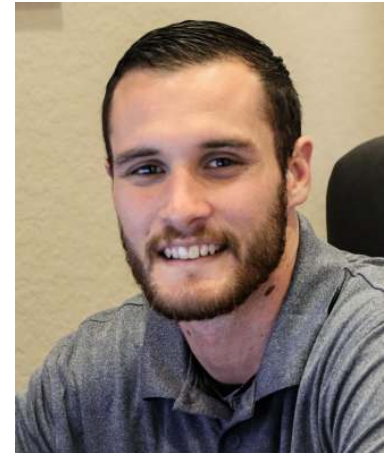
CARDINAL APPOINTS NEW ON-SITE MANAGER FOR BELL TOWER PARK

By Suzanne Ferguson

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With the February 17 departure of Gina Krause, our CAM since April of 2016, for greener pastures, we are once again welcoming a new manager: Nicholas Russo. Nick is a relatively new CAM, having received his license in June of 2016. However, before gaining his CAM license, Nick worked as an Administrative Assistant for five different CAMs with a total of 65 Associations among them. During this period he studied the Florida State Statutes and the documents of the various Associations, while at the same time acquiring a substantial body of practical knowledge about the operations of condo associations and the physical aspects of residential communities, including paving, painting, roofing, interior and exterior construction, landscaping, irrigation, and pools. Prior to joining Cardinal, Nick worked for Sentry Management as a CAM with a portfolio of 10 Associations totaling around 800 units.



JOYCE LINDABURY

Nick Russo

Nick notes that he has "developed a perspective on different types of management techniques," which has given him the wherewithal to formulate his own, personal approach toward Association management. Asked about

his goals for his work here at Bell Tower Park, Nick replied with a formal list:

- Develop a specific set of contractors for Bell Tower Park who can provide end results of the highest quality: contractors who follow through with everything they say will be done based on the specifications provided.
- Help maintain the areas of the Community that are currently in good condition and improve those areas that require attention.
- Establish a set of processes and procedures that will have the Community running like a "well-oiled machine."
- Manage and maintain all aspects of the Community in an efficient and effective manner.

In his personal time, Nick emphasizes physical fitness; he especially likes running. And like the busman on holiday, he says he also enjoys doing renovations around his home. □



SUZANNE FERGUSON

Gina Krause and Nick Russo in Transition

COURTYARD II ANNUAL MEETING TO RECONVENE MARCH 14

Claude Lyles Elected to the Board

By Suzanne Ferguson

The Courtyard II Association’s Annual Meeting, originally scheduled for February 21, did not receive a quorum of proxies from the membership and therefore had to be postponed. The votes on waiver of rollover of excess funds and waiver of financial reporting must be taken at a reconvened meeting, now scheduled for March 14 at 2 p.m. Any member who has not returned a proxy, please do so as soon as possible.

Even though the financial business of the Annual Meeting could not be transacted, Florida statute permits the election of officers by a simple majority of those voting. When the votes were counted, incumbent Jim Stewart and new member, Claude Lyles, were elected. Mr. Lyles was able to take his place at the table with continuing members of the 5-member board, Bill Waldau, Tim Devins, and Sandra Archer. Jim Stewart attended by telephone.



CLAUDE LYLES

Claude Lyles

At the Organizational Meeting, Sandra Archer was elected president for the next year; Claude Lyles became Vice President; and Jim Stewart continues as Treasurer. Former President Bill Waldau will soon be leaving Bell Tower Park, so he resigned his seat and the Board appointed Martha Schaffer, a former Board member, to complete his term. She was then elected Secretary of the Board.

Claude Lyles has lived on Avon Park Circle for just over three years. He is a recently retired commercial banker and has served on many educational and institutional Boards, including Art St. Louis and the Marlon Perkins Society of the St. Louis Zoo. In his candidate statement, Claude noted skills from his work experience in “developing expanding relationships, working with teams to review relationships, and developing new clients” as relevant to serving on the Courtyard II Board.

Continuing business for the Board in 2017 is the repainting of the units, scheduled for later this year. The Board rejected two of the existing bids and decided to seek further information prior to finalizing the contract. □

RULES ON THE USE OF GRILLS AND OTHER COOKING DEVICES TO BE BROUGHT INTO CONFORMITY WITH FLORIDA STATUTE

By Suzanne Ferguson

On Thursday, February 16, our South Trail Fire Marshall, James Tanner, visited Bell Tower Park to discuss fire safety and to clarify the state’s regulations on the use of portable grills (with any type of fuel) in enclosed outdoor spaces. He used the statute’s definitions of a “balcony” (an area on the second floor or above, either screened or not screened, with a roof) and a “lanai” (a covered or uncovered area, screened or unscreened, with direct access to the outdoors). He explained that the courtyards are considered lanais under the statute.

The original BTP Rules allowed the use and storage of electric grills on our carriage home lanais. The most recently revised fire code does not permit *any* food heating device (including George Foreman grills) to be used on our balconies or lanais. Such devices may not be present on balconies at any time, but they may be *stored* on lanais and courtyards. Moreover, we were warned that the storage of propane tanks bigger than 1 pound is also prohibited on balconies and in garages, whether or not they are connected to grills (two of these small bottles are allowed to be stored). Grills may be used outside as long as they are 10 feet away from any overhang on the structure. Residents can be cited if Fire Department inspections find any violations.

Marshall Tanner also discussed the regulations on smoke alarms. He confirmed that any smoke alarms older than 10 years are likely expired. See the article in *BTN* 6.2, p. 8, available on our Website in the Newsletter Archive, on replacing your smoke alarms.

Revisions to the BTP Rules and Regulations are being prepared to reflect the current Fire Code and avoid any resident misunderstandings on this issue, and will be voted on by the Board this spring. The statute supersedes our rules, and is already in effect. □

SUZANNE FERGUSON JOINS POA BOARD

By Richard Roux

As a result of the 2017 POA Board election process, Suzanne Ferguson will become a Director for a two-year (2017-2018) term, along with returning member Donald Boreman, the current Treasurer. Because there were the same number of candidates as open positions, no voting was necessary. The Annual Meeting, at which new board members take their seats, will be held Monday, March 20. At 7:00 p.m. in the Annex. In the Organizational Meeting immediately following, the new Officers will be elected.

Suzanne has been a full-time resident of Courtyard II for 6 years, and has chaired the Communications Committee and edited our on-line Newsletter, *Bell Tower Notes*, since they began five years ago. Suzanne noted in her candidate statement that her experience as newsletter editor has provided her detailed knowledge of community life at BTP and the opportunity to follow key ongoing issues and their outcomes. Two years ago, she co-edited the POA's restated Rules and Regulations, gaining extensive knowledge of all of our governing documents. Suzanne feels that she can work toward strengthening communications between the Board and residents. "For example, I would like the regular, day-after summaries of the monthly Board meetings to be reinstated; and I would like the Board to explore additional means of taking member input and communicating actions and issues in a timely way."

In terms of leadership skills, she has been both a senior manager and team member during a 34-year professional career as a faculty member at the University of California, Santa Barbara, The Ohio State University, Wayne State University, and Case Western Reserve University, where she was also a dean for four years. "In these positions I gained an appreciation for teamwork and organizational planning that I think would be useful at Bell Tower Park," says Suzanne.

Her interests and record of community service are numerous and diverse. She served on her condominium board in Cleveland before retiring to Ft. Myers Beach in 2000, and was president of a condominium board on Ft. Myers Beach before moving to the mainland in 2003. Her family settled in the Tampa Bay Area in 1956. "I have developed knowledge of South Florida's plants and animals that can be useful in addressing environmental issues in our community," she stated. Suzanne is also an accomplished musician. A past president of the Viola da Gamba Society of America, she plays in a local consort, Green Flash, which has presented free concerts twice at BTP under the auspices of our Activities Committee. □



RICHARD ROUX

Suzanne Ferguson

UPDATE ON ENVERA COMMUNITY ACCESS SYSTEM

By *BTN* Staff

As of February 28, the changeover to the new gate access system at Bell Tower Park was complete. The old clickers will no longer operate the drive-in gates. Anyone entitled to purchase a headlight sticker who hasn't done so must either enter via the U.S. 41 kiosk or arrange to have their sticker installed by our CAM Office. In implementing the new system, a change in the original policy was made for cars rented by owners, as follows:

Rental cars without a sticker must use the kiosk. Owners with long term rental cars may choose to purchase stickers in order to use the Andrea Lane entrance.

(Note that leased cars were able to get the stickers, as they can be deactivated at the term of the lease.) □

EDITOR'S NOTE:

VOTE YOUR PROXY FOR YOUR ANNUAL MEETING: PLEASE!

Every year it seems that one or another of our Associations cannot transact business at its Annual Meeting because less than a quorum of members have turned in their proxies (mailed out with the second notice of the meeting, 40 days prior to the meeting). Every Association—including the POA, Courtyard, Courtyard II, and Carriage Homes—has at least two finance issues that **MUST** be decided by the members: whether to roll over any excess funds at the end of the fiscal year just ended in December into the current year's budget, and what to do or not do with regard to a review of the Association's finances.

State law requires an annual financial review or a full audit every fourth year, unless the membership votes to waive the requirement each year. Audits are expensive, and even an outside review each year may be an unnecessary outlay of cash if the Treasurers believe that finances are being handled appropriately. Consequently, most Boards recommend waiving the requirement for several years in a row. However, a majority of a quorum of the membership must agree.

If people do not return their proxies, it might be that an affected Board would be obliged to hire an accountant to do a review or audit. This process is time-consuming for management, as well as a significant cost to the Association.

SO—please find your proxy form and fill it out; if you can't find it, request another from the CAM office. Vote, sign the statement and return prior to the time of your Associations' meetings. (Remember that you belong to **TWO** associations—your sub-association and the BTP Property Owners' Association.)

**REMEMBER: WE'RE ON THE WEB!
WWW.BELLTOWERPARKCOMMUNITY.COM**

ANNUAL MEETING SCHEDULE UPDATED:

- **Courtyard Homes II, 2 p.m., March 15 (rescheduled from February 21)**
- **Property Owners Association (POA), 7 p.m., March 20**
- **Carriage Homes, 7 p.m., March 21**
- **Courtyard Homes I, 7 p.m., March 27**