

**Bell Tower Park Property Owners Association, Inc.
c/o Cardinal Management Group of Florida, Inc.
5100 Bell Tower Park Boulevard Ft. Myers, FL 33912**

DATE: February 23, 2021

TIME: 7:00 pm

LOCATION: Teleconference

Minutes

I. **Call to order: V.Vaccarino 7:06 PM.**

II. **Determination of quorum & roll call**

Quorum. Vince Vaccarino, Konnie Yankopolous, Tony Reed, Steve Cleveland, George Eckhardt, Cait Tetrault (Administrative Assistant). 10 Participants from the community.

III. **Review and consideration:**

Prior meeting's minutes from January 26, 2021, Motion to Approve V.Vaccarino, 2nd K.Yankopolous. All in Favor.

IV. **Treasurer's Report**

Mrs. Harrie was not present. George reported we were under budget to Covid-19. Less people were delinquent and less projects were completed due to COVID-19. Major savings in electricity and sewer.

V. **Community Manager's Report**

Mohawk Carpeting is replacing carpet in annex at no cost.

Still waiting on warranty ceiling lights for gym and clubhouse.

Leak Detection done on the clubhouse spa. It was found that concrete under the spa was leaking and repairs were made accordingly.

Per request Envera installed new drivers license reader and no issues have been reported.

Green Heron completed the last of the tree removal and next month George will supply a tree replacement schedule.

Thinning of the Ficus hedge due to record low temperatures.

Hoover completed quarterly pump maintenance.

Pump system 2 control may need replacement because of issues. A quote is being repaired. This is the last of the old modules.

Walkways were inspected and marked for repair following cold weather.

Aerator compressor at lake 6 (Between Berkshire and Chelsey) is awaiting replacement part for repair.

VI. **Committee and Liaison Reports:**

Activities -Building & Amenities-Security-Landscape- Maintenance:

Security Committee- K.Yankopolous wanted to recognize David Shaw and his Crew for their hard work and dedication.

Buidling and Amenities- Quote will be obtained for cleaning under the glass on the clubhouse tables because of oxidation.

VII **Old Business:**

No Old Business

VIII. **New Business:**

- a. Completion of center island landscaping.
 - a. Removal of Palms on the North Side, olive trees, clubhouse plantings, and plantings near the Mailboxes on West Hyde would complete the landscape architects plans.
 - b. Once completed palm replacement would follow for palms that have been removed 5 years ago.
 - c. V.Vaccarino makes a motion to approve proposal to finish center island landscaping, 2nd K. Yankopolous, All in Favor.
- b. Renewal of annual pump maintenance contract with hover pump.
 - a. Motion to Approve renewal V. Vaccarino, 2nd
- c. Disposition of end of years excess funds.
 - a. K.Yankopolous Makes motion to roll over the excess funds, 2nd V.Vacarrino, All in Favor.

IX. **Adjournment:** V.Vaccarino 8:05 pm.