

THE COURTYARD HOMES AT BELL TOWER PARK  
CONDOMINIUM ASSOCIATION, INC.

2021 Annual Meeting

April 19, 2021 – 7:00 p.m.

Draft Minutes

1. Call to Order, Verification of Quorum, Proof of Notice of Meeting:  
Meeting called to order by Robert Van Teeffelen at 7:03 p.m.  
Quorum established – 76 Homeowners present by proxy; \_\_\_ homeowners present by remote means.  
Also in attendance: George Eckhardt, CAM  
Notice of meeting was mailed and posted in accordance with Florida Statutes and the Association’s governing documents.
2. Approval of prior meeting minutes:  
Minutes of 2020 Annual Meeting held 09/30/2020 were reviewed. On motion by Robert Van Teeffelen seconded by Michael Tew and without objection, minutes were approved by proxy majority vote.
3. Election of Homeowners to Board of Directors (via acclamation):  
Written notification received from one (1) individual of his intent to run for the one (1) open Board position; therefore, by acclamation, Michael Tew has been elected to the Board of Directors.
4. Reports:  
Robert Van Teeffelen reported on the status of the Association’s property insurance coverage and the pending insurance claim relating to damage from Hurricane Irma. The Association is searching for a new property insurance carrier with the assistance of our insurance agent and our Association attorney. The current policy expires effective 5/9/21. With regard to the Association’s pending insurance claim, the Board continues to work with the Association’s attorney to move the claim forward toward conclusion.
5. Unfinished Business:  
No unfinished business.
6. New Business:  
No new business.
7. Voting Results:  
Resolved, that the Members approve the roll-over of excess funds from 2021 to 2022 –  
74 in favor      1 opposed  
  
Resolved, that the Members approve waiver of statutorily required financial reporting for 2021 fiscal year --  
70 in favor      3 opposed  
Both resolutions passed.

8. Adjournment:

Motion to adjourn the meeting made by Robert Van Teeffelen, seconded by Michael Tew, carried by proxy majority vote. Meeting adjourned at 7:09 p.m.

Minutes Submitted by Michael Tew, Secretary

**THE COURTYARD HOMES AT BELL TOWER PARK  
CONDOMINIUM ASSOCIATION, INC.**

**2021 Reconvened Annual Meeting from March 29, 2021**

**Date:** April 19, 2021  
**Time:** 7:00 p.m.  
**Place:** VIA Zoom Virtual Meeting ID: 974 5964 0950  
5100 Bell Tower Park Blvd.,  
Fort Myers, FL 33912

***Please be advise that the Annual Meeting will be held VIA Zoom Virtual Meeting please do not show up in person.***

**AGENDA**

- 1. Call to Order, Verification of Quorum, Proof of Notice of Meeting**
- 2. Approval of Prior Meeting Minutes**
- 3. Board of Directors elected through Acclamation.**
- 4. Reports**
- 5. Unfinished Business**
- 6. New Business**
- 7. Voting Results**
  - A. Vote to Roll Over Excess Funds from 2021 to 2022**
  - B. Vote to approve an Annual Report of Cash Receipts and Expenditures be prepared for the 2021 fiscal year in lieu of a review or audited financial statement.**
- 8. Adjournment**

**Join Zoom Meeting**

**<https://cardinal.zoom.us/j/91459640950>**

**Meeting ID: 914 5964 0950**

**Dial by your location**

- +1 786 635 1003 US (Miami)**
- +1 646 518 9805 US (New York)**
- +1 301 715 8592 US (Washington DC)**
- +1 470 250 9358 US (Atlanta)**
- +1 206 337 9723 US (Seattle)**

**Meeting ID: 914 5964 0950**

**Find your local number: <https://cardinal.zoom.us/u/acglaHS9HR>**