

**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: May 25, 2021
TIME: 7:00 pm

MINUTES

- I. **Call to order: 7:01 PM**
- II. **Determination of quorum & roll call:** Steve Cleveland, Konnie Yankopolus, Tony Reed, Martha Harrie, Vince Vaccarino, George Eckhardt (CAM Manager).
- III. **Review and consideration:**
Prior meeting's minutes- Motion to approve T. Reed, Second M. Harrie; All in Favor.
- IV. **Treasurer's Report**
a. Want noted we adjust our bad debt every quarter.
b. Nothing unusual to note.
- V. **Community Manager's Report**
a. See attached Managers Update.
- VI. **Committee and Liaison Reports:**
Activities – Nothing to Report
Building & Amenities- Nothing to Report
Security– Looking for more members. Nothing else to report.
Landscape- Nothing to Report
Maintenance: Nothing to Report
- VII **Old Business:**
a. Update and discussion of traffic enforcement.
a. Table till October.
b. Review Clubhouse and Gym operations with reference to Covid-19 protocols
a. Motion to move gym equipment in the weight room back to the main room S. Cleveland, Second V. Vaccarino; All in Favor.
b. Clubhouse rentals to commence June 1, 2021. Recommending wearing a mask, no more than 50 people and must follow CDC guidelines, and deep cleaning to the best of their ability. Motion to remove language of deep cleaning by the contractor in the contract and standing language shown above to replace it; S. Cleveland, Second T. Reed; All in Favor.
- VIII. **New Business:**
a. Amazon access control system.
a. Motion to Approve K. Yankopolus, Second V.Vaccarino ; All in Favor.
- IX. **Adjournment: 8:00 PM**

Clubhouse and Amenities

- ❖ Cables replaced on the able fly machine.
- ❖ Level button replaced on the Life Fitness Treadmill.
- ❖ Wall repaired in men's bathroom.

Pool/Clubhouse Repairs:

- ❖ Spa heater sensor replaced.
- ❖ Replaced Pool auto fill valve.
- ❖ New pool and Spa signs have been installed.

Avon Park:

- ❖ New pool and Spa signs have been installed.
- ❖ Replaced pool circulation motor.
- ❖ Replaced spa ORP chemical sensors.
- ❖ Replaced life rings.

Tennis Courts:

- ❖ There is an issue with the sizing of the new canopy for the tennis court bench we are working with the manufacture to resolve the issue.

Gates:

- ❖ New heavier shear pin has been installed on 41 gates.
- ❖ We had one gate strike that did not required the need for gate replacement.

Drainage

- ❖ Main drainage ditches have been cut and cleanout.

Landscape:

- ❖ The landscape has started the hard cuts on the ornamental shrubs and

Irrigation Repair

- ❖ Hoover pump repaired the pressure on pump 2.
- ❖ The irrigation crew replaced 40 pop-ups 16 rotors and 4 solenoids and two main lineleaks.

Aerator Repairs:

- ❖ The compressor on lake six has been repaired and is up and running.