

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

MINUTES

DATE: **September 28, 2021**

TIME: **7:00 pm**

I. Call to order: 7:00 PM

II. Determination of quorum & roll call: George Eckhardt (CAM), Martha Harrie, Vince Vaccarino, Steve Cleveland, and Konnie Yankopolus.

III. Review and consideration:

Prior meeting's minutes motion to Approve V. Vaccarino, Second M. Harrie; All in Favor.

IV. Treasurer's Report

a.) Line 43 for Security Contract is over budget due to lightning hit on Main Gate Operating System. Acts of Nature not covered in Envera Contract.

V. Community Manager's Report

a.) New condenser fan motor installed in the gym

b.) Replaced Leg Press cable and console on Treadmill

c.) Lightning strike hit the ground transformer outside clubhouse which furnishes the residents gate and clubhouse.

d.) Pool acid Stenner replaced

e.) Canopy supplier informs us it is the correct canopy and is the accurate sizing.

f.) Lightning strike on the resident gate and damaged a couple of boards on the gates. Envera and cypress access are working on the repair.

g.) Palm Tree Trimming is in motion and almost completed

h.) Homeowners have been notified of the cardboard palm replacements and removals

I.) Fiber Optics install has caused very minimal SOD damage

J.) Irrigation replacements 25 pop ups, 8 rotors, and 3 valves

K.) Lakes 1 and 4 compressors under repair

L.) No fountain issues since last meeting

M.) First payment from Blue Stream received and put in Capital Projects

VI. Committee and Liaison Reports:

Activities: No New Business

Building & Amenities: No new Business

Security: No New Business

Landscape: No New Business

Maintenance: No New Business

VII **Old Business:**

- a. No old business

VIII. **New Business:**

- a. ARC approval for a Courtyard pool at 14054 Bently cr.
 - a. Approved by Courtyard Homes I with some stipulations
 - b. George noted that everything meets standards for the exterior Pad
 - c. Plant removal and installation needing approval by POA
 - d. Motion to Approve on written stipulation that any plants that are removed must be replaced in the same condition and that any addition is blocked by foliage. Motion to approved with noted stipulations S. Cleveland, Second V Vaccarino; All in the Favor. Also approved that the President can approve moving forward with noted stipulations.
- b. Approval to send out an email on behalf of the Activities committee requesting donations for holiday decorations.
 - a. Motion to approve sending out an email asking for donations S. Cleveland, second M. Harrie; All in Favor.
- c. Review and approval of tentative Budget, setting Budget meeting date and mailing of tentative budget.
 - a. No motion- to be approved at the Budget Meeting October 19, 2021.

IX. **Adjournment-** 9:16 PM