

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: April 26, 2022
TIME: 7:00 pm
LOCATION: Teleconference Virtual Meeting

Minutes

I. Call to order @ 7P

- II. Determination of quorum & roll call**
- George Eckhardt - CAM Manager
 - Martha Harrie - Treasurer
 - Konnie Yankopolus - VP
 - Steve Cleveland - President
 - Donald Boreman – At large
 - Absent – Jodi Harrison - Secretary
 - 32 participants on the bridge

III. Review and consideration: Prior meeting minutes
Motion to accept and minutes accepted

IV. Treasurer's Report

Martha Harrie – 1Q2022 – P2 Cable update – over budget – Blue Stream provided an update to George – partial service requires credit and they will provide documentation

V. Community Manager's Report: Manager's Update - SEE ATTACHED SHEET

VI. Committee and Liaison Reports:

- **Activities – Joey** – All is good – slow season coming on but surprise coming later in the year
- **Don Boreman** suggests bringing back several committees and posting a notice in the President's Newsletter
 - **Building & Amenities**
 - **Security**
 - **Landscape**
 - **Maintenance** – George is happy to start up the Maintenance Committee

VII. Old Business:

- a) Update on failed deep-water recharge **well pump. George** – Parts have arrived and will be installed on the 28th & 29th if needed – Lake 1 is the only lake for now to benefit
- b) Update on replacement of Clubhouse and Avon Park Pool **Propane Grills. George** - Installed and are being used

- c) Update on **sports amenities**.
 - a. **Konnie** - ½ court details coming later. Ritzman Court preliminary proposal review – More discussion and details needed
 - b. **George** is also getting other proposals for the basketball court. He shared some spacing guidelines and believes the sports court refurbishment may require a special assessment
 - c. Discussions need to be made on the correct space allotment for all of the various sports – Basketball, Tennis, and Pickleball
 - d. **Steve** suggests refinishing and adding pickleball to the sports court
 - e. Homeowners will need to vote on proposals and costs
 - f. **Martha** will report back on the reserve money allotted if any or other possible options
- d) Discuss returning to **in-person meetings**
 - a. **Donald** suggests returning to an in-person meeting
 - b. **Martha** suggests a hybrid meeting set-up
 - c. **George** is investigating with IT how to set up a hybrid environment - we will table the investigation until the June meeting

VIII. New Business:

- a) Approve **new planting** proposals. **George** shared a proposal from Green Heron – Motion to approve, 2nded, and pass by all.
- b) Green Heron’s request for a fuel surcharge. **George** shared there is nothing in our agreement to support this request and suggests a “no” vote. The cost of gas is a cost of doing business and there is nothing in our contract to support this request. **George** will notify the vendor of the board’s decision – no motion and no approval.

IX. Homeowner Questions:

- a) **iPad** - Will Green Heron use their out (exit) clause? – per **George** “Doubtful”
- b) **Jane** – Who is on the board and what are their roles
- c) **JAW** – Concern about pickleball courts for less than 1% of the population
- d) **John** - Concern about the costs of pickleball courts for a small population of users
- e) **Ms. Dakai** - Carriage home roof update – We are ahead of schedule with the tear-off in support of the upcoming insurance payment and new tile will arrive soon
- f) **Lisa** – Maybe split the difference with Green Heron on gas costs

X. Adjournment – Motion to adjourn, 2nd **Donald @ 7:55P**