

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 24, 2022

TIME: 7:00 pm

LOCATION: Teleconference Virtual Meeting

Minutes

I. Call to order @ 7:03P

II. Determination of quorum & roll call

- George Eckhardt - CAM Manager
- Martha Harrie - Treasurer
- Konnie Yankopolus - VP
- Steve Cleveland - President
- Donald Boreman – At large
- Jodi Harrison - Secretary
- 27 participants on the bridge

III. Review and consideration: Prior meeting minutes

Motion to accept and minutes accepted

1ST – Don Boreman

2ND - Konnie Yankopolus

IV. Treasurer's Report

Martha Harrie – April details attached in the May meeting packet – “Uneventful month”

- One outstanding item – Blue Stream – credit/correction is still one month over budget – credit is coming

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

VI. Committee and Liaison Reports:

- **Activities** – Joey – Happy Hour – 3Jun2022

- **Building & Amenities** – Combine with the Maintenance committee Motion

- 1st Steve
- 2nd Martha
- Opposed – Don Boreman
- Passed 4-1

- Security
- Landscape
- Maintenance

Steve will send out an email looking for volunteers for community liaisons

VII. Old Business:

- a) Update on failed deep-water recharge **well pump. George** – Replaced with the correct new pipe length. We are now in compliance. The pump is producing close to 1M gallons using 40% less power
- b) Update on **sports amenities. George** – 1 - Sports court needs to be added to the Reserve Account and a homeowner vote is required. 2 – Getting a quote to refurbish/repair and pricing details on two (2) new pickleball courts.

VIII. New Business:

- a) Approve Summer Flowers proposals. 3x per year = \$3122
 - 1st – Steve Cleveland
 - 2nd – Don Boreman
- b) Approve Annual Nature Path Clearing. \$7590
 - 1st – Don Boreman
 - 2nd – Marta Harrie
- c) Approve Annual Drainage Swale Cleaning. \$5625
 - 1st – Don Boreman
 - 2nd – Marta Harrie
- d) Approve Annual Ficus Hedge Pruning. \$9375
 - 1st – Marta Harrie
 - 2nd – Steve Cleveland
- e) Approve Holiday Light Proposal. Light up Naples – \$5900 ≈ and comes out of the repair/maintenance budget
 - #1 repeat of last year's \$4210 ≈
 - 1st – Konnie Yankopolus
 - 2nd – Steve Cleveland
 - #2 Add back in the Club House exterior decorations - \$1650
 - 1st – Jodi Harrison
 - 2nd – Don Boreman
- f) Approval to Create a Welcoming Committee. Suggested by Donna Cleary
 - Become an arm of the Activities Committee
 - 1st – Steve Cleveland
 - 2nd – Jodi Harrison

IX. Homeowner Questions:

- Ficus trimming
- Roofing updates
- In-person meetings & Zoom (Hybrid)
- Utility Boxes on the main road
- Black Olive Trees

X. Adjournment – Motion to adjourn @ 8:22P

1ST – Konnie Yankopolus

2nd – Jodi Harrison