

**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: June 28, 2022

TIME: 7:00 pm

LOCATION: Teleconference Virtual Meeting

### Minutes

**I. Call to order @ 7:02P**

**II. Determination of quorum & roll call**

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

**III. Review and consideration: Prior meeting minutes**

Motion to accept and minutes accepted

1<sup>ST</sup> – Konnie Yankopolus

2<sup>ND</sup> - Steve Cleveland

**IV. Treasurer's Report**

Martha Harrie – Shared Treasurer’s report earlier and is in the board package

- George is still working with Blue Stream credit/correction for December 2021

**V. Community Manager’s Report: Manager’s Update - Attached**

**VI. Committee and Liaison Reports:**

- **Activities – Joey** – Happy Hour – 7Jul2022 – summer is slow
- **Building & Amenities –**
- **Security**
- **Landscape**
- **Maintenance**

Steve will send out an updated email of the available committees and request more volunteers

**VII. Old Business:**

- a) Update on summer projects – updates from George
  - a. Ficus trimming
  - b. Drain cleaning
  - c. August – Road, and sidewalk work to be paid from reserves
  - d. Started working on the FY23 Budget
  - e. Deep cleaning of the clubhouse planned
  - f. Root project progressing
- b) Discuss returning to in-person meetings
  - a. Tabled for now –
    - i. Possible hybrid environment
    - ii. Noted more participation in a virtual environment

**VIII. New Business:**

- a) Approve Setting up a new committee - Communications
  - **Note:** Ron McEwan to head including month newsletter & updates
  - 1<sup>st</sup> – Steve Cleveland
  - 2<sup>nd</sup> – Jodi Harrison
- b) Approve mulching quote – Southeast Spreading
  - 1<sup>st</sup> – Jodi Harrison
  - 2<sup>nd</sup> – Konnie Yankopolus
- c) Approve palm tree pruning quote – Southeast Spreading
  - 1<sup>st</sup> – Jodi Harrison
  - 2<sup>nd</sup> – Konnie Yankopolus
- d) Approve hardwood pruning quote – Green Heron
  - 1<sup>st</sup> – Jodi Harrison
  - 2<sup>nd</sup> – Konnie Yankopolus
- e) Approve (authorize) to hire a sewer maintenance company to inspect a stormwater drainage issue involving four drain basins on the Northeastern section of Avon Park Circle.
  - **Note:** George is collecting three (3) bids
  - 1<sup>st</sup> – Jodi Harrison
  - 2<sup>nd</sup> – Konnie Yankopolus

**IX. Homeowner Questions:**

- Landscape contract expiring 12/2022
  - o Bid process
- Homeowner violation reporting procedures for renters
  - o Contact George at the office

**X. Adjournment** – Motion to adjourn @ 7:55P

- 1<sup>ST</sup> – Jodi Harrison
- 2<sup>nd</sup> – Konnie Yankopolus