

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: July 26, 2022

TIME: 7:00 pm

LOCATION: Hybrid - Virtual Meeting/Live

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**
- 18 participants on the bridge

III. Review and consideration: Prior meeting minutes

- Motion to accept and minutes accepted
- 1st – Don Boreman
- 2nd - Steve Cleveland

IV. Treasurer's Report

- Martha Harrie – Absent – no report at this time
- George shared he's still working with Blue Stream for a credit

V. Community Manager's Report: Manager's Update - Attached

George walked through the list

VI. Committee and Liaison Reports:

- Activities – Joey – Happy Hour – 11Aug2022, email to residents to remind them – summer is slow, but hope to start scheduling fall activities
- Building & Amenities – no updates/committee
- Security – no updates/committee
- Landscape – no updates/committee
- Maintenance – no updates/committee
- Communications – no updates

Steve updated email for available committees and request more volunteers fell on deaf ears – little to no response. He will try again.

VII Old Business:

- a) Update on sewer maintenance companies' inspection of stormwater drainage issue involving four drain basins on the Northeastern section of Avon Park Circle.
 - a. George provided an update and a timeline
 - i. Landscape company to clear preserve outflow area
 - ii. Proposal for \$3KL to clean out the four (4) outflow drains
 - iii. Note – outflow drains were not correctly built/installed initially
- b) Update on summer projects
 - a. Drains completed
 - b. Trail cleared
 - c. August Ficus Hedge trimming
 - d. DMI paving updates on needed repairs will be starting
 - e. Pressure washing – will ask for approval in August
 - f. Seeking proposal for the stop sign and speed limit sign replacement and adding new speed limit signs

VIII. New Business:

- a) Approve a new craft group.
 - 1ST – Steve Cleveland
 - 2nd – Jodi Harrison
- b) Approve repair of the aeration for lakes 3, 4, 7 and 8
 - a. Proposal from Solitude Lake Mgt for \$8,312.90
 - b. Reserves cover this type of repair
 - 1ST – Don Boreman
 - 2nd – Konnie Yankopolus

IX. Homeowner Questions:

- Shrub trimming on Bentley is scheduled to begin in August
- Blue Stream outage update and requests for credits
 - o George will investigate

X. Adjournment – Motion to adjourn @ 7:35 pm

- 1ST – Jodi Harrison
- 2nd – Steve Cleveland