

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: August 30, 2022

TIME: 7:00 pm

LOCATION: Hybrid - Virtual Meeting/Live

Minutes

I. Call to order @ 7:01P

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**
- 17 participants on the bridge
- 10 Clubhouse attendees

III. Review and consideration: Prior meeting minutes

- Motion to accept and minutes accepted
- 1st – Martha Harrie
- 2nd - Steve Cleveland

IV. Treasurer's Report

- Martha Harrie – statement through the end of July – right on budget YTD and nothing unusual this month
- George shared we pay one month ahead with Bluestream, similar to Comcast. We are now accurate with Bluestream billing.

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

George walked through the list

VI. Committee and Liaison Reports:

- Activities – Joey – Held the first meeting and have planned through March 2023
 - Newsletter coming
 - Sep – Grill & Chill
 - Oct – Brunch, and Halloween
 - Nov – Trivia night

- Dec – Holiday party
- Jan – New Year’s Brunch
- Food Trucks, plus more and more

- Building & Amenities – no updates
- Security – no updates
- Landscape – no updates
- Maintenance – no updates
- Communications – no updates

Steve shared we have volunteers now for most committees

VII Old Business:

- **None**

VIII. New Business:

- a) Waving the Rules and Regulations for Holiday restrictions for (1) **private New Year’s Eve Party** and (2) **extending** the Clubhouse hours for the party.
 - Motion 1 – Jodi Harrison & Konnie Yankopolus
 - Motion 2 - Konnie Yankopolus & Jodi Harrison
- b) Approval for a Community Garage Sale in January @ individual homes
 - More details needed – Donna will share in September
- c) Approval of the Annual Pressure Washing Proposal. – Tower, gatehouse, clubhouse, pool areas, street, curbs, etc.
 - 1st – Martha Harrie
 - 2nd - Steve Cleveland
- d) Approval of Road Repair Proposal - \$15,015 proposal notes locations
 - 1st – Konnie Yankopolus
 - 2nd - Jodi Harrison
- e) Approval for the renewal of the 2023-2024 Landscape Contract – cost increase – letter explaining – approximately about 12% & 8%
 - 1st – Martha Harrie
 - 2nd - Jodi Harrison

IX. Homeowner Questions:

- Any changes in property Insurance – there will be changes but too early to have specifics
- POA insurance details coming
- Next year’s fees have not been determined

- Bluestream service issues – more techs are needed (manpower)
- More details on the craft group – sign up with Caitlin

X. Adjournment – Motion to adjourn @ 7:56 pm

1ST – Konnie Yankopolus

2nd – Martha Harrie