



Bell Tower Park Property Owner Association's

PRESIDENT'S MONTHLY MESSAGE

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Hello Neighbors

I hope you all weathered the storm well and life is returning to some semblance of normal. Overall I feel that we were very fortunate compared to many others in the area. Below please find an update from the emergency board meeting of 10/10/22.

I would like to express my gratitude to Ron McEwan for taking notes of the meeting in Jodi Harris' (POA secretary) unavoidable absence. In addition, I would like to acknowledge the effort being put forth by George and Cait in resolving our hurricane issues, they have gone above and beyond their usual outstanding jobs.

Recap of points from the BTP Board meeting – 10-10-22

George provided a rundown of damages to the property. He feels that it is three times as extensive as was the damage after Irma in 2017.

The **pools** suffered damages but were reopened on Wednesday the 12th. The water had to be re-treated, etc. More work will be completed to mechanical components as insurance settlements are negotiated

The **gate** mechanisms also suffered damages – still to be repaired. The hope is to have them repaired soon – again, insurance adjustments are pending. Also – waiting for parts so gates can be closed at night. George claimed that we don't have to worry about looters. We have four or five LCSO staff members/deputies that live in the Community.

Any damaged **streetlights** are the property of FP&L, so they are responsible for their repair (a few lights are BTP property, around the clubhouse, but were not damaged).

Street signs – George mentioned that, by law, they must be replaced. There are numerous (20) that were destroyed – he estimated costs of \$1,200 per.

Trees and landscape – most leafy/deciduous trees will be removed, some palms George stated that updates/reports on cleanup will be issued regularly.

Insurance claims are being filed with our POA carrier – Tower Hill – after their inspectors have evaluated losses. This does not include claims by Carriage or Courtyard Homes Associations.

Damage to trees, brush etc. in the preserve areas will not be touched – except foliage that affects BTP property outside the lines of the preserve.

The Tower Hill insurance deductible is 3% of total

Management is looking for ways to save costs – 1) no mulching in Nov./Dec. and 2) there will be no new plantings in the community this year – these items are in the 2022 budget – these funds will be allocated to these immediate expenses.

The sports courts suffered little damage. The irrigation systems MAY have damage, the extent is to be determined.

A large number of Ficus trees at the front area have been lost. When they are removed, the large holes that are created will need to be refilled. A lot of extra fill will be needed.

George is negotiating with insurance companies and investigating opportunities with FEMA. George advised it will take up to two months to clean up the Community.

Insurance adjusters will be visiting the Community – exact timing not known at this time. They may need entry into homes to examine possible damage. As per Cait, they will be announced before visits.

Cait interjected that FEMA is allotting a \$700.00 stipend to all residents that 1) lost power for 5 days and/or more 2) suffered household losses – spoiled foods, gas for generators, etc. Go to their web site and apply.

George introduced Micah Larimore of Business and Labor Solutions. This company conducted the clean up here after Irma in 2017. George mentioned that he had little/no response from other companies to come in and clean up BTP. Green Heron told him that they didn't have enough personnel to do so in a timely manner. I would like to note though that Green Heron did an outstanding job of getting our roads cleared within hours of the end of the storm

Micah said that his company is only working in two communities – one on Boca Grande and BTP. He's allocating 25 men to the cleanup effort here. The plan is to get things "back to normal" ASAP. First, remove all debris, mow lawns, trim, etc. – Then trees will be addressed. They will be issuing regular reports to the Community concerning progress.

They have evaluated all the trees in the community. It's estimated that 200 plus leafy trees will be lost. Many that look alright now will begin to turn brown soon due to wind damage – and will be lost. They feel 70 or so palms will be lost as well As clean up takes place, debris will be removed as work

goes on in real time. It will not be staged and removed at a later date. Initial cleanup will take roughly 4 weeks.

Cost – the contract was approved by the Board for \$279,000 for the cleanup and removal of the number of trees listed above. If additional trees are removed a change order will be required. As of today 10/17/22, I am personally pleased with the progress made so far.

New plantings, new trees, fill for holes created by digging out roots of dead trees, etc. will be additional. These costs will be worked into future BTP budgets.

Initial costs listed above will be paid for through insurance settlements, any other government money (i.e. FEMA), if available, and assessments to property owners. At this time, all amounts are to be determined.

As usual please direct any specific maintenance issues to the management office, any specific board issues may be directed to me at: btppres@yahoo.com

Thank you all for your patience in dealing with the cleanup process, we will come through this stronger than before.

Best regards,

Steve Cleveland

President,
Bell Tower Park POA

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