

**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: January 31, 2023

TIME: 7:00 pm

LOCATION: Hybrid - Virtual Meeting/Live

## **Minutes**

### **i. Call to order @ 7:00 PM**

### **ii. Determination of quorum & roll call**

- George Eckhardt - CAM Manager
- Martha Harrie – Treasurer – in-person
- Konnie Yankopolus – VP – in-person
- Steve Cleveland – President - resigned
- Joey Raines – Member at Large
- Jodi Harrison - Secretary
- 40 Participants on the bridge
- 51 Clubhouse attendees

**III.** Shortly after calling the meeting to order a dust up occurred between the CAM Manager and residents in the clubhouse. The president was unable to bring order to the meeting. He resigned immediately and left the meeting. The VP step in and the meeting continued.

### **IV. Review and consideration: Prior meeting minutes**

Motion to accept and minutes accepted

1st – Konnie Yankopolus

2nd – Joey Raines

### **V. Treasurer's Report**

- Martha Harrie – Provided a statement through the end of December and reviewed all 12 months.
- December year end is preliminary as there may be some straggler invoices.
- Projected to end 2022 at \$38K over budget
- Approximately \$250K from 2022 budget applied to Ian expenses

### **VI. Community Manager's Report: Attachment with the meeting invite – highlights include:**

- Club House Fire alarms and extinguisher inspected
- Plumbing repairs in the guard house

- 27 pool loungers out for repair and the next set is being queued to be sent upon return of the first set
- Failed pump replaced
- Pool heat pump back up and running
- Outgoing community gate collapsed from age
- Paver repairs completed
- Annual flowers installed
- Irrigation system under review and maintenance
- Aerator repaired and fountain waiting on parts

**VII. Committee and Liaison Reports: - Caitlin asks that communities share updates with her so she can email residents.**

- Activities – Kim - January coffee was a success
  - Valentines Party is sold out (2/10)
  - Trivia night (2/22) – not tickets needed
- Building & Amenities – no updates
- Security – no updates
- Landscape – no updates
- Maintenance – no updates
- Communications – Ron ([rmce23@aol.com](mailto:rmce23@aol.com)) – 4 new members –
  - Planning on sending out quarterly newsletters
  - Investigating a Bluestream Channel
  - Investigating a web page on the BTP resident website

**VIII. Old Business:**

- Hurricane Ian recovery update provided in the Manager Report
- Discussion on placing a vote at the annual meeting on the purchase of a speed enforcement camera and fines for violations – Board voted **NOT** to add speed enforcement to the Annual Meeting
  - o 1<sup>st</sup> – Martha Harrie
  - o 2<sup>nd</sup> – Konnie Yankopolus

**IX. New Business:**

- a) Recommend hiring a Public Adjuster for the Hurricane Ian insurance claim
  - a. 1<sup>st</sup> – Martha Harrie
  - b. 2<sup>nd</sup> – Konnie Yankopolus
  
- b) Approval of palm tree pruning and removal – trees that are 15ft or taller
  - 1st – Jodi Harrison
  - 2nd – Joey Raines

**X. Homeowner Questions:**

- Will there be an assessment due to Ian – Not known at this time
- Landscape questions
- Clubhouse Library is staffed

**XI. Adjournment – @ 8:11 PM**