

**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: February 28, 2023

TIME: 7:00 pm

LOCATION: Hybrid - Virtual Meeting/Live

## Minutes

### i. Call to order @ 7:01 PM

### ii. Determination of quorum & roll call

- George Eckhardt - CAM Manager
- Martha Harrie – Treasurer
- Konnie Yankopolus – VP – in-person
- Joey Raines – Member at Large – in-person
- Jodi Harrison - Secretary
- 35 Participants on the bridge
- 55 Clubhouse attendees

#### **NOTE: Konnie Yankopolus moved from VP to president of the BTP POA**

#### **- Currently at 4 board members**

Motion to approve the move and acknowledgement of 4 board members - approved.

1st – Joey Raines

2nd – Jodi Harrison

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

Motion to accept and minutes accepted.

1st – Joey Raines

2nd – Konnie Yankopolus

### IV. Treasurer's Report

- Martha Harrie – Provided a statement through the end of January.
- Slightly ahead of budget but nothing noteworthy

### VI. Community Manager's Report: Attachment with the meeting invite – highlight includes:

- 8-12 weeks more on community signage replacement/repairs

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

- Activities – Kim – March activities include:

– St. Pat's potluck 3/18 & 3/26 morning coffee

- Activity committee motion to explore the option of Food Trucks during season

1st – Joey Raines  
2nd – Konnie Yankopolus

- Building & Amenities – no updates
- Security – no updates
- Landscape – no updates
- Maintenance – no updates
- Communications – Ron Mc Ewan ([rmce23@aol.com](mailto:rmce23@aol.com)) – Team of 6
  - Hosting first event – Meet the Candidates – March 9<sup>th</sup> at 7P in the club house

#### **VIII. Old Business:**

- Hurricane Ian recovery update provided by George – highlights included:
  - o Fencing bids with 6–8-month lead time for repairs
  - o Tennis wind court screen repair
- Update on the public adjuster for the Hurricane Ian insurance claim.
  - o George is meeting with 2 – 3 possible companies as recommended by legal counsel.

#### **IX. New Business:**

- a) Approval for the Euchre Club to be an approved group meeting on Wednesday from 4:00 – 6:00 pm.
  - a. 1<sup>st</sup> – Joey Raines
  - b. 2<sup>nd</sup> – Konnie Yankopolus
- b) Approve the renewal of annual pumping system’s preventative maintenance contract.
  - a. 1<sup>st</sup> – Jodi Harrison
  - b. 2<sup>nd</sup> – Martha Harrie
- c) Approve a donation of a NuStep T4R Recumbent Cross Trainer
  - a. 1<sup>st</sup> – Jodi Harrison
  - b. 2<sup>nd</sup> – Martha Harrie
- d) Approve the replacement of pump C/3 failed intake system.
  - a. 1<sup>st</sup> – Jodi Harrison
  - b. 2<sup>nd</sup> – Konnie Yankopolus
- e) Discussion of items for a possible special assessment and request to have a formal assessment document compiled for board review for March 21 special meeting.
  - a. 1<sup>st</sup> – Martha Harrie
  - b. 2<sup>nd</sup> – Konnie Yankopolus

**X. Homeowner Questions:** President allowed questions during the meeting.

**XI. Adjournment – @ 8:24 PM**

