

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: March 21, 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 – in-person
- Martha Harrie – Treasurer - absent
- Konnie Yankopolus – VP – in-person
- Joey Raines – Member at Large – in-person
- Jodi Harrison – Secretary – in-person
- 27 Participants on the bridge
- 34 Clubhouse attendees

III. Review and consideration: Prior meeting minutes

Motion to accept and minutes accepted.

1st – Konnie Yankopolus

2nd – Joey Raines Konnie Yankopolus

IV. Treasurer's Report

- Martha Harrie – Provided an email statement through the end of February and shared there are no unusual items to report from the year-to-date financials.

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

- Lots of irrigation repairs
 - o Avon Park Circle pump has been replaced and fertilization will be added to assist in reviving landscaping.
- The fountain needs repair.
- Pool pump replacement

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

- Activities – SOCIAL TEAM - Kim Walereious (sp?) – April activities – Food Truck (4/3), Tea & Fashion (4/15), email will be sent to residents, – WELCOME TEAM – Donna Cleary – Seven (7) new homeowners

- Building & Amenities – Konnie Yankopolus will be leading this team for the new year and will need teammates

- Security – David Shaw - no updates
- Landscape – new team needed for the landscape committee – possibly Paul Niss
- Maintenance – no updates

- Communications – Ron Mc Ewan (rmce23@aol.com) – Looking for more members, Newsletter planned for April and to continue quarterly, working with Caitlin on the community website.

VIII. Old Business:

- Hurricane Ian recovery update provided by George – highlights included:
 - Lake clean-up has started to remove hurricane debris.
 - Dead trees removed and more will need to be removed.
 - Palm trimming is underway.
 - Trail clean-up is underway.
- Update on the public adjuster for the Hurricane Ian insurance claim.
 - Our insurance broker and our attorney recommend we skip hiring a public adjuster at this point and we hire an engineer for a comprehensive roof report.
 - George is getting quotes and will present them to the new board.
- Update of items for a special assessment
 - George recommends including six (6) items in the special assessment – he will provide the new board with the cost estimates. This doesn't make us whole from Hurricane Irma or Ian but it's a starting point and covers us replacing budget money that was used to start the Ian clean-up process. Committees will be making more evaluations and present their findings to the new board.
 - The most immediate items include:
 - Hurricane pruning costs.
 - Second half clean-up payment
 - Sod and soil regrading where trees are missing.
 - Tree removal
 - Fence repair
 - Clean up of FPL Ficus areas.

IX. New Business:

- a) Approve the replacement of pump A/1 intake system that's failing – cost = \$9,313.82
 - a. Q – when we have a failure of any kind of equipment in the community can't we have a special board communication for approval, so we don't experience the devastating losses like we have on Avon Park due to 10 weeks of pump failure?
 - b. A – this can be taken up with the new board in April with possible adjust of the CAM dollar approval level and board decision making process for emergencies.
 - c. Approval of replacing the A/1 pump intake:
 - i. 1st – Konnie Yankopolus
 - ii. 2nd – Jodi Harrison

- b) Discussion of items for a possible assessment

- a. Covered in old business – see above.
- c) The formation of an exploratory committee to determine the best use of the entire sports complex and make recommendations to the board that would enhance the value of BTP and best serve its citizens.
 - a. No new committee required - This is covered under the Building & Amenities Committee
 - b. Konnie Yankopolus will be leading this team for the new year and will need teammates.

X. Homeowner Questions: Addressed during the meeting.

XI. Adjournment – @ 8:34PM