

**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: April 25, 2023

TIME: 6:00 pm

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

## **Minutes**

### **i. Call to order @ 6:00 PM**

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

- George Eckhardt - CAM Manager – in-person
- John Davenport – President – in-person
- Joey Raines – Treasurer – in-person
- Paul Niss – VP – in-person
- Jodi Harrison – Secretary – in-person
- Ron McEwan – Member at large – in-person
- 25 Participants on the bridge
- 28 Clubhouse attendees

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

Motion to accept and minutes accepted.

1st – Paul Niss

2nd – Joey Raines

### **IV. Treasurer's Report**

- Joey Raines – Introduced the Finance Committee team members – Martha Harrie (virtual), Aileen Wilson (in-person), and Kathryn Dakai (in-person)
- Aileen gave a brief update – Over budget due to hurricane Ian issues, but this was expected. Overall, we are in good shape. More expenses are expected from Ian.

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

- Short report - more details are included in the hurricane Ian update.
- Pool repairs have been completed.
- Small equipment cable repair in the fitness center.
- Ficus wall repair from FPL Service
- Pump and fountain repairs
- Exterior gate repaired and a request for proposal for proactive service on other gate hinges.

**VII. Committee and Liaison Reports:** Please share committee updates with the secretary (Jodi Harrison) to be summarized in the POA BOD meeting minutes.

- **Social** - Kim Walerius / Jodi Harrison – Next Meeting May 2<sup>nd</sup>

- May activities – Kentucky Derby party planned for the club house on May 6<sup>th</sup>. Bring an appetizer and your own drinks, starting at 6P – more details to be shared with the community.
- WELCOME TEAM – Donna Cleary – Four (4) new homeowners in April.

- **Amenities** – Keith Miller / John Davenport – Amenities include the following:

- Fitness center
- Pools
- Courts
- Tot Lot
- Clubhouse amenities
  - Tot Lot Is having a minor update – one piece of equipment is being replaced and the surface is being updated – All work will be completed through the budget process.
  - The sports courts require repair or replacement – the committee will be gathering details for a fall 2023 review.
- Street signage
- Roadways
- Gates
- Linear Park Entrance

- **Safety** – David Shaw - no updates

- **Landscape** – Ken Downing / Paul Niss – Review process is underway.

- **Communications** – John Fuller / Ron Mc Ewan – Next meeting May 4<sup>th</sup>

- Newsletter update
- The committee will be hosting resident training sessions on the new web portal.

- **Fining Committee** – has not been established yet – this committee listens to homeowner appeals regarding fines. The committee does NOT issue fines; this is the CAM's responsibility.

**VIII. Old Business:**

- Hurricane Ian recovery update provided by George – highlights included:
  - Street sign update
  - Engineer proposals are underway.
  - Fence proposals are underway.
  - Other repairs are on hold until after the insurance settlement.
  - Stump removal and grinding starting soon.
  - FPL is making slow progress on repairing damaged streetlights, it's a phased approach.

- Update on the Tower Hill insurance claim
  - o Resubmitted the fence claim.
  - o Tower Hill will renew the POA policy in September.

**IX. New Business:**

- a) Discussion on community hurricane readiness
  - a. Green Heron is already in place.
  - b. POA buildings need a contracted company and a review of other options with costs.
  - c. Investing a generator purchase for the office in support of recovery work and residents.
  - d. More reviews/suggestions are under review.
- b) Approve standing committees – approved.  
Motion to approve:  
1st – John Davenport  
2nd – Ron McEwan
- c) Approve New Year’s Eve clubhouse rental – Rosanna Fusco – approved per the agreement.  
Motion to approve:  
1st – Jodi Harrison  
2nd – Ron McEwan
- d) Approve Holiday light proposal - \$5,964 – is this the same service/fee as last year – approved.  
Motion to approve:  
1st – Paul Niss  
2nd – Jodi Harrison
- e) Approved items, amounts, terms, and date of the **special assessment** meeting - Est. \$360 per home. Assessment meeting will occur prior to the May POA BOD meeting – May 23<sup>rd</sup>.  
Motion to approve:  
1st – Jodi Harrison  
2nd – Paul Niss
- f) Special homeowner request – Matt Christy – request to park a one (1) ton commercial vehicle in his driveway. Not allowed per BTP rules and regulations - **not approved**.

**X. Adjournment – @ 7:53 PM**