

Bell Tower Property Owner Association's

BELL TOWER NOTES II

Published four times annually by your Communications Committee.

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ANNUAL POA BOARD ELECTION RESULTS

By John Fuller from Notes by Ron McEwan

The 2023 POA's Annual and Organizational Meetings took place on March 28th, starting at 6 p.m. in the Clubhouse Annex. By the end of the night, our community had elected two new Board members and appointed a third to fill a vacancy caused by a resignation. Two full Board seats were available, with six people vying for the seats.

In physical attendance were approximately 40 BTP residents as well as current board members - Joey Raines and Jodi Harrison. Some others attended via ZOOM. Also in attendance were

See POA BOARD ELECTION, P. 3 →



The latest contingent of BTP POA Board members pose after the annual meeting.
(L to R) Paul Niss/VP, Ron McEwan, Joey Raines/TR, John Davenport/Pres, Jodi Harrison/Sec.



“BLAST FROM THE PAST” BTP COMMUNICATIONS COMMITTEE RE-ESTABLISHED

By Ron McEwan & John Fuller

As near as we can tell, it’s been 58 months since the last Bell Tower Park newsletter was published. Blast mails from the office and a limited-functioning website have helped fill some of the gap left behind. With the recent restoration of the Communications Committee by Ron McEwan, a renewed effort is underway, not only to put out an informative and readable newsletter, but to explore what enhancements are possible with the community website. All of this is with the simple goal of putting news into the hands of residents that can make life a bit more enjoyable here in our great community.

When one considers that Bell Tower has had a roughly 30% change in ownership in the last few years, there is no doubt that many of the more recent arrivals may be wondering what the fabric of our neighborhood is like.

Plans are to put out four newsletters each year on a schedule that fits the seasonality of this place. Special editions will be done as needed, an example of which will be the one planned for next month. It will include

- bios of office staff and elected association board members
- history of the on-site community management

We always welcome your thoughts, which can be received at the contact points given on page 18.



POA BOARD ELECTION (Continued from Page 1)

Cardinal Management staff – George Eckhardt (CAM-Community Association Manager) and Cait Tetrault (Assistant Manager).

Thanks goes out to the volunteers who counted ballots next door in the main clubhouse. They reported the following vote totals: **John Davenport (190), Ron Mc Ewan (99), Paul Niss/Michael Lewis (Tied at 59 votes each!), Donna Cleary (51), and Keith Miller (28).**



Cait Tetrault and her 11 volunteers completed the ballot counting in about 25 minutes!

While waiting for the election results, routine administrative matters were accomplished and the floor was opened for questions from the residents.

Meeting minutes from the March 2022 Annual meeting were approved and the floor was opened to residents' questions. A sampling of items covered follows:

How often is a POA required to have a full audit of its finances done?

Previously, it was every four years. However George Eckhardt stated that a Florida Statute passed a few years ago abolished this requirement.

A question arose concerning settlement with the POA insurance carrier (Tower Hill) for damages caused by Hurricane Ian (This concerned the common ground and structures only, not any sub-association properties.)

George Eckhardt stated that an Insurance Adjuster would not be used, rather an engineering firm would assess the damages, and a report would then be presented to Tower Hill. If Tower Hill did not agree, litigation would be pursued. To date, the POA has collected \$19,000 for damages incurred.

See POA BOARD ELECTION, P. 4 ➔

POA BOARD ELECTION (Continued from Page 3)

Finally, a resident asked if the Landscape Architect contracted with a few years ago was an ongoing source of planning for landscaping decisions.

The landscape architect was a short term agreement which produced a guide by which subsequent landscape companies would follow the set design of the community.

Following the Q&A and election results, the POA Board Organizational Meeting was held, with the seating of the newly elected Board members. Their first order of business was the appointment of a person to complete a one-year vacated term. The four member group selected Paul Niss to fill that seat, thus completing the required five-member Board roster. 🏛️

SUB-ASSOCIATION ELECTION RESULTS

Carriage Homes



**The re-elected Carriage Homes Board members
(L to R) Matt Christie/Sec, Martha Harrie/Treasurer, & Robert Garland/President**

Courtyard Homes (I)



**The re-elected Courtyard Homes (I) Board members
(L to R) Tim Kidd/Treas., Mike Tew/Sec., & Robert Van Teeffelen/President**

Courtyard Homes II



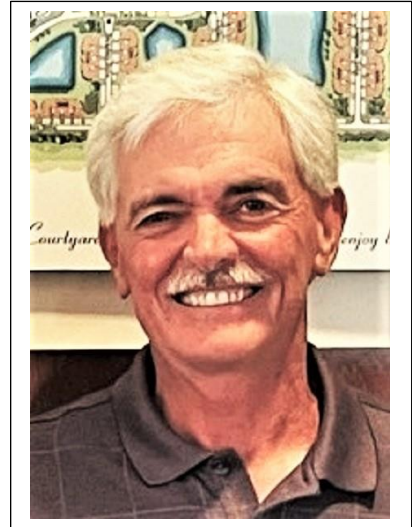
The re-elected Courtyard Homes II Board members (L to R) Jim Stewart/Treas., Juanita Coleman/VP, Wesley Dick/Member, James Berty/Sec., & Tony Reed/President

POA PRESIDENT'S MESSAGE

By John Davenport

Fellow BTP Residents:

I would first like to thank all the volunteers that helped stuff envelopes and count ballots during this annual meeting season, it was greatly appreciated. I am eager to work with my fellow Board members, the Office Staff and you our residents to hopefully move BTP in a more positive direction. As promised, I plan on sending out information to our residents at least monthly to keep you all informed as to what the issues are and how they are being dealt with. The following is an update on some of those issues:



Landscape:

- The palm tree pruning will be completed over the next couple weeks. The taller palm trees are being pruned by the crew who cleaned up after the hurricane. The smaller palms will be pruned by Green Heron who plan on sending a crew in to complete this task over the next two weeks.
- George and I toured the property with the Green Heron Supervisor to go over areas of concern that need to be addressed. I will follow up with George over the next couple of weeks to ensure these issues are indeed dealt with.
- We are working to re-establish the Landscape Committee over the next month or so which will help with our continued efforts to recover from the damage done by Hurricane Ian.

Committees:

There are a number of committees the Board wishes to re-establish along with those already in place. We are asking for volunteers for these committees. If you are interested in any of the following Committees please send an email to George or Cait stating which committee(s) you are interested in. Please include your name, phone number and email address so you can be contacted. The Committees consist of the following:

See President's Message, P. 7



POA President's Message (Continued from Page 6)

- **Landscape** - the first order of business would be to help make recommendations to the Board on the reclamation from hurricane Ian. The committee will also work on a longer plan on the direction they would like to see BTP move in on landscape issues.
- **Amenities** - the committee will look at ALL amenities within BTP and make recommendations on improving, removing or adding amenities to the Board.
- **Safety** - the committee is tasked with looking at any safety concerns within BTP and making recommendations to the Board on potential solutions. The committee will also be tasked with helping our CAM during the hurricane season if needed to coordinate making the Park safe and securing different elements in the Park as needed.
- **Communications** - the committee will work to establish a Newsletter that will inform our residents on numerous topics and issues of concern.
- **Social** - the committee is tasked with establishing social events for BTP residents throughout the year under the guidelines established by the Board.
- **Finance** - the committee will review the expenditures and assets of the POA on a monthly basis and report such to the Board. The committee will also help each year in the establishment of the annual budget.
- **Fining** - the committee will be called upon to hear appeals on fines levied on a resident(s) and determine if the fine is warranted.

Once we have volunteers for these committees the Board will choose a Chairman for each committee and will codify all members of that committee. We will also be assigning a Board member to each committee as a liaison from the Board

Miscellaneous:

The next POA Board meeting is set for Tuesday, April 25, 2023 at 6:00 p.m. We will be discussing a number of topics including the assessment that will need to be levied. Please note the change in time from our usual meeting time.

Reminders:

- Please make sure when walking pets you pick up pet waste and dispose of it in a proper fashion. We are finding way too much pet waste on the sidewalks and in the grass and roadways that have not been picked up.

See President's Message, P. 8



POA President's Message (Continued from Page 7)

- When using our pool facilities please make sure:
 1. When using the umbrellas you roll them back up before you leave.
 2. If you move pool furniture please make sure you place it back to its original location.
 3. Please clean up all food and drink containers that you may have used while at the pool before leaving.
- Please adhere to all SPEED limit and STOP signs within BTP. We have many residents who walk and bicycle throughout the community. Safety is our priority.

Thank you for your continued support.

John



POA BOARD CANDIDATES Q&A WITH BTP RESIDENTS

By Beth Champion



Kathleen McClanahan hands the mike to Alicia Shaw for a question. In the background, (L to R), candidates John Davenport, Mike Lewis, Ron McEwan, Keith Miller and Paul Niss, wait to answer.

The Bell Tower Park Communications committee agreed that it would be very beneficial for residents to get a chance to meet the candidates for the POA Board of Directors and hear what they would bring to the position if elected. We moved ahead and set a meeting for March 9 at the clubhouse.

There were six candidates for two open board seats. Five of the six were available for the meeting.

The six candidates were: John Davenport, Paul Niss, Ron McEwan, Keith Miller, Michael Lewis and Donna Cleary, who was unavoidably out of town but made arrangements to meet residents upon her return.

We were pleased at the turnout and were grateful for Kathleen McClanahan's excellent handling of the meeting. Each candidate gave a brief bio and what they felt they could

See Candidates Q & A, P. 10



Candidates Q & A (Continued from Page 9)



bring to the board if elected. Kathleen then opened the floor to questions and comments from the audience.

At the end of the day, we were presented with an excellent slate of candidates who are well qualified to do a great job for our community. We hope that a meet-the-candidates event can become a regular part of our calendar for future elections.



SPECIAL ACTIVITIES or EVENTS

By Ann Granatino

<u>EVENT</u>	<u>DATE & Time</u>	<u>LOCATION</u>	<u>CONTACT</u>
Spring Tea & Fashion Show	Apr 15	Clubhouse	Kim Walerius kawalerius@gmail.com
Kentucky Derby	May 6, 6 pm	Clubhouse	Kim Walerius kawalerius@gmail.com
BTP New Website Intro	May 10, 6 pm	Clubhouse	John Fuller BTPCommunications@hotmail.com

ANOTHER STEP IN THE EVOLUTION OF THE BTP WEBSITE

By John Fuller

THE NEAR FUTURE

Last fall, about the time most of us were focused on Hurricane Ian, an email invitation to BTP residents was received from Cardinal Management’s Naples office. It invited us “to join the new official resident portal made by **FRONTSTEPS** in partnership with Cardinal Management Group.” Since then, our on-site management staff has spent some time transferring existing records and operations over to this new platform.

FRONTSTEPS is a Colorado-based software company which caters to property management companies across the nation. Comments I’ve heard from residents who have logged on to the new site are noticing that the features so far presented are much less developed than what we are used to, at least for the elements we found useful in the past. In the meantime, our previous website is still up and running, and no final decision has been made as to if and when it might be unplugged.

Your BTP Communications Committee has requested that a “how-to” session be given on this new website. Kayla Soler of **FRONTSTEPS** will do so on May 10th at the clubhouse at 6 p.m.

BACKGROUND

Our original website went online in October 2011. It was the sole creation of former BTP resident Richard Roux, who, after looking at other options, elected to use a platform being offered by Cardinal Management. This was only months after Cardinal began its contract to manage our community.



Besides the posting of community news articles and pictures, initial features included an events calendar and messaging between residents and the CAM [Community Association Manager] office. A residential directory was added in early 2014, with opt-in/out choices. Archived issues of the “Bell Tower Park Notes” newsletter could be found on the site, as well as Condo Documents, Rules and Regulations. Contracts and various forms, such as the Architectural

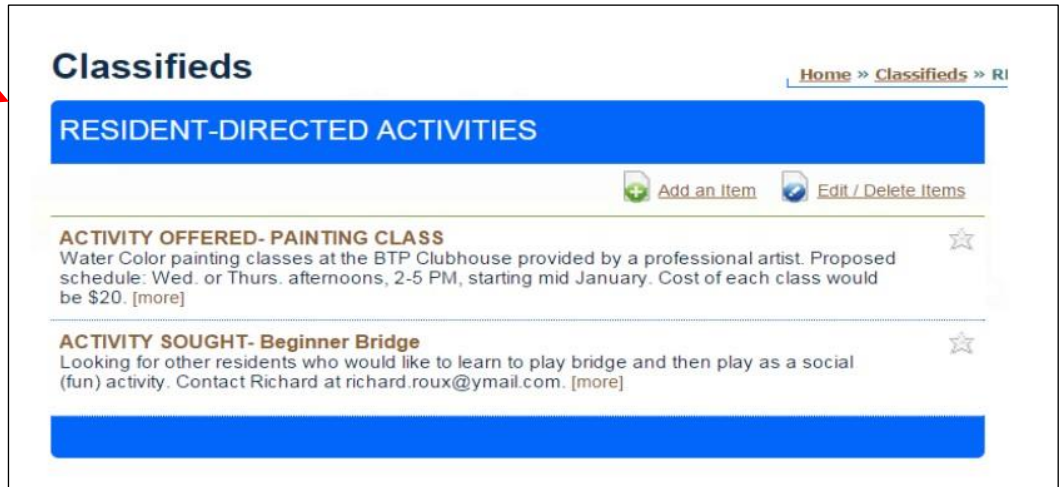
See Website Evolution P. 12



Website Evolution (Continued from Page 11)

Change form and work order requests were made available. Residents were also able to post reviews of local restaurants, businesses, contractors, etc. Residents could post details about their personal “profiles”. Individuals could directly put up classified ads, such as the one shown here:

In March 2016, Cardinal Sr. VP Stewart Carter informed the BTP community that a new web portal called Caliber Web was now supporting our website.



Owners could elect to pay their monthly fees through the site and view in real time their account status, compliance/violation issues, and work order status.

In January 2018 Cardinal Management announced an improved BTP website. With Richard Roux having departed the community, CMG staff was now taking responsibility for posting of most content, especially related to meeting minutes and upcoming activities. The CMG message said, “With the launch of this website Bell Tower Park POA will have its own micro-social network exclusively for our residents. Even after our launch, new features and updates will be added to ensure we provide our residents and our prospective buyers with the information and images that reflect the real nature of Bell Tower Park POA.”

TODAY

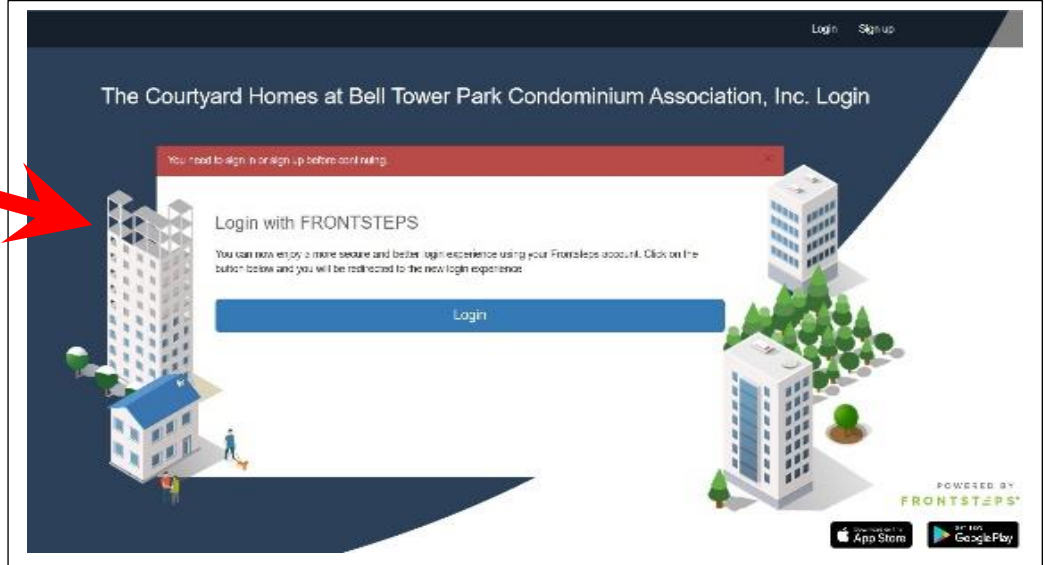
For security reasons, **both the old and new websites require that you be “registered”** (the old “User Name/Password” routine) in order to log in and access the site. One quirk that we have asked to be changed if possible, is that *both* the User Name *and* Password are case sensitive. This is unlike most other websites. The links for registering are specific to each of our sub-associations, so email or call the office to have them re-send the invitation email if you can’t find the original message sent last fall.

See Website Evolution P. 13 

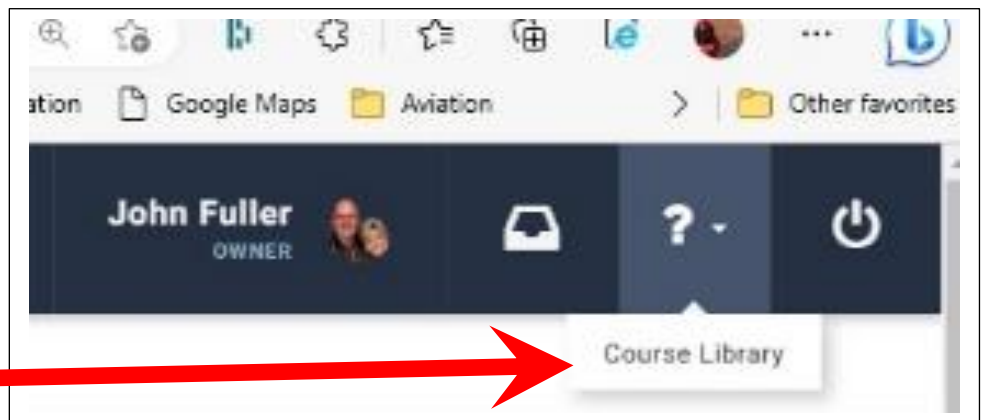
Website Evolution (Continued from Page 12)

We encourage everyone to try this out at least once. The home page will look something like this:

(This one is for my Courtyard Homes I)



There is a good tutorial which is fairly quick and easy-going. It's called the "Course Library", and can be accessed by clicking the question mark near the upper right corner of the screen when you first log in. Looks like this:



Many features can still be found on the new **FRONTSTEPS** website, but a few are noticeably absent or at least I haven't found them yet, such as the reviews of local businesses and services. It is not clear at this point whether the new BTP-**FRONTSTEPS** can or will be as interactive with the residents as it was in the past. Improvements are always being pursued.

The informational content needs of our BTP community seem to fall largely into two categories:

- 1) **Social/Nice-to-Know** -- or --
- 2) **Business/Legal**

Whether the direction our website is going can handle both of these to the satisfaction of our residents remains to be seen. We hope the informational meeting in May will shed more light.

This is one of the more important issues that your Communications Committee will be focusing on and offering its advice to the POA Board and CAM.



FINAL MEETING OF THE 2022 POA BOARD

By Ron McEwan

Vice President Connie Yankopolus, Secretary Jodi Harrison and Director Joey Raines were in attendance. Treasurer Martha Harrie attended by “zoom” transmission. CAM George Eckhardt and roughly 60 residents were also in attendance. (In person and via “zoom”)

At the conclusion of the February 28th Board meeting, this March 21st meeting was scheduled to be a special session. The original purpose was to allow the Board to review a detailed list of items and costs, compiled by management, to consider a possible special assessment for Hurricane Ian clean-up expenses.

Highlights of the discussion included:

- Authorization to replace an original pump to service the intake function for the irrigation system in the northwest segment of the property - \$9,313.
- Collection from BTP insurance providers for damages resulting from Ian has been a problem for the POA. In particular, common areas such as the Clubhouse roof/portico, the Avon Park pool building, damage to the pools, etc. are the biggest issues. In February, the Board authorized George to investigate using an Insurance Adjuster to help justify our costs. After inquiries with the BTP legal firm, it's now recommended that a Structural Engineer be used to conduct an analysis of damages to help the Association's efforts to recover a larger amount from the Insurance carrier. He will continue the investigation. The number of insurance companies writing policies on communities like BTP has been reduced significantly.
- Although a plan and costs associated with an assessment were not presented, George outlined a series of areas that needed attention, including fall clean-up expenses. These areas were primarily landscape/grounds related: tree pruning, tree removal, fence repair, etc. Sod and Ficus repair would be part of any assessment. There was no mention of tree or shrub replacement. George recommended that the Landscape Committee evaluate and prioritize what should be done. However, since that Committee no longer exists, creating a new Landscape Committee will now be priority for the incoming POA Board.
- Finally, retiring Board member Connie Yankopolus volunteered to lead an ad-hoc, special Committee to evaluate the BTP Sports Complex area in terms of more efficient and current usage, to better serve the residents.



BOARDS & COMMITTEES

<u>ORGANIZATION</u>	<u>DATE & Time</u>	<u>LOCATION</u>	<u>President</u>
POA Board	Apr 25, 6 pm	Office Annex	John Davenport
Carriage Homes	Annual & As Needed	Office Annex	Robert Garland
Courtyard Homes (I)	Annual & As Needed	Office Annex	Robert Van Teeffelen
Courtyard Homes II	Annual & As Needed	Office Annex	Tony Reed

COMMITTEES

			<u>Chairperson</u>
Landscape	[TO BE ANNOUNCED]
Amenities	[TO BE ANNOUNCED]
Safety	[TO BE ANNOUNCED]
Communications	1 st Th, 1 pm	Clubhouse	John Fuller BTPCommunications@hotmail.com
Social	[TO BE ANNOUNCED	Kim Walerius
Finance	[TO BE ANNOUNCED]
Fining	[TO BE ANNOUNCED]

NOTE: A means for messaging Board and Committee heads is being developed.

BELL TOWER NOTES II - Staff

Contributors:

*Beth Champion
Linda Bye
Ron McEwan
Ann Granatino*

Proofreading:

Linda Bye

Photography:

*Jim Stewart
John Fuller*

Event Calendar Tracker:

Ann Granatino

Editor & Layout:

John Fuller

Office Contacts

Association Manager:

*George Eckhardt
(239) 774-0723 Ext. 220
g.eckhardt@cmqflorida.com*

Assistant Manager:

*Caitlin Tetrault
(239) 774-0723 Ext. 219
c.tetrault@cmqflorida.com*

RECURRING ACTIVITIES or EVENTS By Ann Granatino

<u>EVENT</u>	<u>DATE & Time</u>	<u>LOCATION</u>	<u>CONTACT</u>
BTP Music Jam Book Club	[Resumes in the fall] 2 nd Tue, 10 am	Clubhouse Clubhouse	Jan Jones guitarjan@att.com (Nov-Apr) Jackie Moran Jackierae3445@aol.com (May-Oct) Kim Walerius kawalerius@gmail.com
Euchre Club (cards) & BYOB	Each Wed, 4 – 6 pm	Clubhouse	Marsha Wulpi 260.479.0416
Mahjong Pickleball	Each Wed, 12:30 - 4 pm W, Th, Sa, Su, 8:30 am	Clubhouse Courts	Bee Horner/Vickie Barnes Bill Johnson 239.281.8970 Bill_jo68@yahoo.com

NOTE: An additional means for messaging these Activity leaders is being developed.

