

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: May 23, 2023

TIME: 6:16 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

Minutes

i. Call to order @ 6:16 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 – Zoom
- Ron McEwan – Member at large – in-person
- 23 Participants on the bridge
- 25 Clubhouse attendees

III. Review and consideration: Prior meeting minutes

Motion to accept and minutes accepted.

1st – Ron McEwan

2nd – Paul Niss

IV. Treasurer's Report

- Joey Raines – Provided an overview or the documents shared by CAM (George) in the board packet
- CAM (George) expanded on “Bad Debt” questions – Bad Debt is coming from the sub-associations.

VI. Community Manager’s Report: CAM highlight summary includes:

- Club house pool spa heat motor repaired.
- Avon Park Pool supply line repaired.
- No gate issues this month.
- No drainage issues this month.
- Preserve clean-up update.
- Pruning has begun including the Ficus.

- Irrigation repairs as needed in the neighborhoods.
- Fountain 3 repairs are covered under warranty.

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 –

- The team is looking for homeowner suggestions. Summer is a bit slow
- June activity – Mighty Mussels baseball evening

- **Amenities** – Keith Miller / John Davenport –

- June meeting members will be assigned to specific amenities

- **Safety** – David Shaw / John Davenport - New committee approved in this meeting.

- **Landscape** – Ken Downing / Paul Niss – First meeting May 18th

- Next meeting June 22nd
- CAM and POA President will be meeting with landscaping company.

- **Communications** – John Fuller / Ron Mc Ewan

- The first Newsletter was a great success.
- There are now eight (8) volunteers on this committee.

- **Fining Committee** – Toni Miller, Cecelia Woodard and Stan Gerwing – New committee approved in this meeting.

VIII. Old Business:

- Hurricane Ian recovery update provided by George – highlights included:
 - Appraisals of damage has been re-reviewed –
 - Resubmitted fence claim - \$56K
 - \$9K for gate damage
 - Additional \$16K for sign damage
 - Still trying to secure a site engineer.
 - Two (2) fence companies will be visiting BTP to provide repair proposals.
 - Street sign replacement has begun.
 - New neighbor watch and speed limit signs have been ordered.
 - Stump grinding has begun.
- Update on the Tower Hill insurance claim – update provided above – plus there are three (3) outstanding requests, updates are expected next month.

IX. New Business:

a) Approve new committees and members – Approved.

Motion to approve:

1st – Ron McEwan

2nd – Paul Niss

b) Presentation by Nathan Williamson

a. Volunteer to help with a BTP Strategic Plan – no charge

b. 90 Day process for the proposal – more to come in August.

c. A confidentiality statement has been provided.

Motion to approve:

1st – Ron McEwan

2nd – Paul Niss

X. Adjournment – 7:27 PM