

Bell Tower Property Owner Association's

BELL TOWER NOTES II

Published four times annually by your Communications Committee.

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THAT TIME OF YEAR AGAIN: HURRICANES Are You Ready??

By Beth Champion



The time to get ready for hurricane season is now. When a storm is nearing Southwest Florida, it is far too late to prepare. Hurricane season runs from June 1 to November 30 and you should be prepared for a major storm to strike Southwest Florida at any time during that period.

I have been in southwest Florida since 2004 and have experienced three significant hurricanes that have affected me and others since then. The last two were in 2017 (Irma) and 2022 (Ian). Both had an impact on Bell Tower Park as well as many other communities. Learned lessons that we should consider for each hurricane season begin on the next page.



See That Time of Year Again, P. 2



That Time of Year Again (Continued from Page 1)

If we have a hurricane, expect that your electricity will be off for several days. How to prepare:

- Make sure that your freezers are not full of expensive meats and other must-stay-frozen items. So when purchasing frozen food, go easy on the quantity. The same is true for refrigerator items.
- Plan that it will be summer temperatures and uncomfortably hot without your A/C or fans.
- Cooking on your electric stoves will also not be possible. Gas grills are a great backup.
- Your TV and internet will be down.
- Flashlights are also important for when it is dark.
- Also, if the electricity is down, have a good supply of ice to try and preserve food that needs to be frozen or refrigerated. Remember that you will be competing with others trying to do the same.
- Stock up on bottled water for drinking. We were several days without water with the latest hurricane IAN.
- Having a full tank of gas in your car is important if you hope to drive away from the upcoming storm.
- Making sure you have a supply of your medications is important.
- Having cash is also good in case ATM's are not working and credit cards would be unreliable as well.



- Concern for high winds means getting all the furniture on your lanai into a safe position to keep it from flying around and doing damage to your lanai glass doors and sliders. If possible, bring it inside the garage if you have room.
- For most of our neighbors that do not have impact windows, getting shutters in place is important. Have a plan now for how they will go up.

It is not too soon to have a plan in place for when a hurricane is threatening and you still have time to act.

Our ZONE is B. **(See flood maps on page 22)** This area of southwest Florida is marked by zones that are used to issue evacuation orders for residents when a storm is approaching.

We are almost in Zone A that is often told to evacuate. The area on the West side of 41 is Zone A. Being just on the other side of the road puts us at the beginning of Zone B. During IAN we were told to evacuate on Tuesday, Sept 27 and the storm hit on Wednesday, Sept. 28. Not a lot of time to consider our options! The forecasters thought for quite a while that the storm was

See That Time of Year Again, P. 3



News Flash: *If you are reading your BELL TOWER NOTES II newsletter as a .pdf file (MOST LIKELY!!), the website and email addresses displayed are active links. Clicking on them will take you somewhere . . . Hopefully somewhere you want to go!*

That Time of Year Again (Continued from Page 2)

headed to Tampa so we were rather relaxed until they realized that they were wrong and it was headed our way as a powerful storm.

Unfortunately a lot of folks decided to ride out the storm for many reasons.

- Some had nowhere to go.
- Some could not go because of lack of transportation, money for a hotel or a destination in mind.
- Some did not take the storm seriously and decided to ride it out.

As we know IAN was a powerful storm and did a lot of damage throughout our area. After more than seven months, we still see the damage done. We lost a lot of lives, and property damage was unbelievable. Many homeowners and businesses are still trying to rebuild or re-open or they had to walk away. All we can do is hope that this is not another one of those years.

In Bell Tower Park we had a lot of tree damage, pool cages lanai screens were damaged, and broken front doors to name a few. Many owners are still trying to get their homes back to before IAN hit.

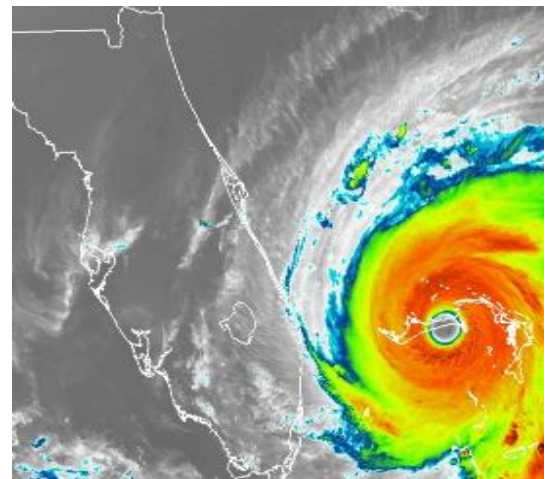
If we are in a hurricane pending status, the above hints should help you decide what to do, and how to be prepared. We are lucky that we are as far back from the gulf as we are and our homes are solid but the list of issues is real and being prepared is always a good thing.

Each year WINK news prepares a hurricane guide which you can pick up in places such as Publix for free, or [click](#) here:

[Hurricane guide ahead of the 2023 season \(winknews.com\).](#)

It is filled with great information and maps. Find a hard copy and keep it handy. Besides local TV and radio stations, another source is the Lee County storm prep website:

(click) www.leegov.com/hurricane



TEA AND FASHION SHOW ANOTHER BIG SUCCESS

By Kim Walerius



Aside from two years when we experienced Covid restrictions, the BTP Tea and Fashion Show has been a staple of the Community's social schedule for over 10 years. The BTP Activities Committee held the event again on April 15th, and once again it was a huge success!

A sold-out gathering of 60 fashion lovers attended the 1 PM event at the Clubhouse. Activities Committee members decorated eight tables with cute little folded tea pot replicas containing cookies.

The Fashion event featured six lovely ladies from our Community, modeling three outfits per person throughout the session. As the program progressed, attendees were given tips on how to modify, enhance and diversify each outfit with the addition of scarves and jewelry by members of Anthony's Ladies Apparel staff. This was the first year that Anthony's has been involved with the event, and their people were very well received by the audience. They are located nearby in the College Parkway Plaza, at the SW corner of College Parkway and Tamiami Trail.

Prior to, and in conjunction with the Fashion Show, attendees were treated to a luncheon including a delicious variety of four different tea sandwiches, a selection of three scones with clotted cream and various aromatic tea selections. For dessert, two varieties of tea cakes, tarts and sumptuous chocolate covered strawberries were served to round out a wonderful presentation.

After the Fashion Show experience, attendees tried their hand at games of Spring Flower Bingo.



See Tea and Fashion Show, P. 5



Tea and Fashion Show (Continued from Page 4)

Lucky game winners were rewarded with lovely prizes. A total of eighteen different items were awarded, including: candles, lotions, gift cards, decorative napkins and beautiful tea towels. All delectables and prizes were provided by the Activities Committee.

All through the afternoon, attendees were treated to soothing background music as well, making the experience a special one that will surely be repeated next April.



KUDOS TO THE ROOFING CREWS

By Kathleen McClanahan

ADVANCED ROOFING and SHEET METAL workers have spent the last seven months replacing the roofs on all of our buildings here in Courtyard (I). I was able to talk with Jesus Hernandez, Project Manager, who has had the job of overseeing the project and selecting his crew members to do the work. He said they began the project on October 24th, just one month after Hurricane Ian, and he anticipates this sub-association will all be completed by early summer. Personally I think the company has done an outstanding job. I applaud their work ethic and their dedication. Every time I see a dozen guys up on one of our roofs and think about the work involved in getting hundreds of those tiles up there, I'm astonished by their attention to detail.



8:00 A.M. – October 24, 2023
The "strip-off" begins at 13861/63 Bently Circle

Courtyard II will get started on their roof replacements on Avon Park and Cheshire Drive next. **[Note: Tony Reed now reports the start is expected June 5th or 12th.]** After that, the only thing left is the office/clubhouse, the pool area roofs and the gatehouse at the entrance to the complex. Jesus told me that most days he has 30 to 40 workers here from early in the morning 'til late afternoon.

See Kudos to the Roofing Crews, P. 7 →



Kudos to the Roofing Crews (Continued from Page 6)



Replacement of fascia, soffits, downspouts and most gutters were included in the contract.

Every time I see those guys, I thank them for their hard work, dedication and commitment to excellence. I bring them cases of bottled water as they are working in long sleeves in this incredible heat.

Our new roofs look terrific and, by coincidence, the cycle for painting the outside of our Courtyard (I) homes will happen later this year as well -- the whole complex is going to look brand new!

APPLAUSE to ADVANCED ROOFING FOR A JOB VERY WELL DONE!!! -- Kathleen



[Editor's note: The 86 addresses on Bently Circle took 203 days from start to finish. Each phase (strip old roof, install new underlayment, soffit/fascia replacement, install new tile, cement trimming) took its own overlapping chunk of the 203 days. If the same pace is realized in Courtyard II, their 40 addresses will take approximately 95 days. It should be expected that "rainy season" weather will lengthen this by some amount.

Take note of the phone number on the flyer the contractor puts up on the front of your home. The contractor has been quite responsive to texts and phone calls when you have questions or concerns.

A small percentage of residents may get a nail in their tire, so follow the provided instructions BEFORE removing the nail or fixing the tire, and you will be reimbursed!]



SUB-ASSOCIATION ANNUAL MEETINGS

The April Bell Tower Notes II newsletter reported results of the annual Board and officer elections of the three BTP sub-associations. What follows here is a summary of other business approved for reporting by two of those neighborhood organizations on the same evenings. The sub-association boards meet much less frequently than the BTP POA, so future news from these groups will normally be sent through the CAM office as events occur.

Carriage Homes

By Ron McEwan from notes by Robert Garland

The Bell Tower Park Carriage Home Association held its Annual and Organizational Meetings at 6 p.m. on March 30th, 2023 at the Clubhouse Annex building. In attendance were: Robert Garland, President, Martha Harrie, Treasurer, and Matt Christie, Secretary, Community Manager George Eckhardt, as well as approximately a dozen Carriage Home resident owners.

Since no Carriage Home residents chose to seek election to one of the three Board seats, there was not an election. Mr. Garland, Ms. Harrie and Mr. Christie agreed to continue serving in their current officer positions on the Board of Directors.

Following that portion of the meeting, Mr. Garland reviewed the following association insurance issues:

Hurricane Ian: Citizen's Insurance (the Association's carrier after Am Cap became insolvent) has completed their inspections for potential damage caused to our 36 buildings by Ian. This yielded a check for \$1,081,178.00 to the Association for damages, as per their inspections. The Association will be hiring an engineering firm to provide us with an independent, third-party evaluation to help protect our investments and verify these values. Cardinal Management is currently researching pricing for this study from several firms.

When this phase is completed, repairs of affected Carriage Homes can proceed – including but not limited to tiles, soffits, and gutters. We are currently waiting for schedule dates from the contractor, Advanced Roofing, for this work to be completed.

See Carriage Homes, P. 9



Carriage Homes (Continued from Page 8)

George asked for continued patience and reminded homeowners to be ready to make arrangements for interior access for the inspectors. This is to assure that the claim process isn't compromised. Notice will be given of this second round of inspections.

Hurricane Irma: The ongoing scenario of claims made to previous carrier Am Cap, and then to the State of Florida (FIGA) to recoup money for replacing 24 of our 36 building roofs, is still ongoing. The Board continues to attempt to settle, or if necessary, litigate this matter.



Courtyard Homes II

By Ann Granatino

The Annual Meeting of the Board of Directors of The Courtyard Homes at Bell Tower Park II Condominium Association, Inc. ("Courtyard II") was held at 6:00 PM on March 27, 2023, in the Management Office Annex. Present were the five board members, George Eckhardt, Association Manager, John Fuller, newsletter photographer, and eight homeowners at the office and more via Zoom.

The meeting opened with the exciting news that thanks to the extraordinary efforts of Board President, Tony Reed, and CAM George Eckhardt, working with the Association's legal team at the Hurricane Law Group, a final settlement was reached with Front Line Insurance regarding settlement of the outstanding roofing claim. As a result, the full cost of roof replacement, including soffits and other ancillary items was obtained for the Association. A big kudos to Tony for his efforts in successfully protecting the interests of the Association's homeowners

The best-case scenario would mean that roof replacement in our community may start as early as May. Tony and George are meeting with the roofing contractor to nail down the final contract. Please be on the lookout for messages from Cardinal Management regarding what to expect for process and procedures. Our adherence to these messages will facilitate the fastest possible completion of this project.



KENTUCKY DERBY PARTY ENJOYED BY ALL

By Beth Champion

The social committee put together a delightful Kentucky Derby Party on May 5th at the Clubhouse which was enjoyed by all who attended. An appetizer was brought by each to share. They included such specialties as meatballs cooked in a Kentucky bourbon sauce as well as a delicious crab dip, sandwiches, and desserts to name a few. The final race was run with everyone cheering for their favorites.



Included in the activities was a trivial pursuit contest with each table up against the other tables. A lot of laughs were shared as most were not totally up on the answers to most of the race-related questions – so attendees settled for the fun of making up answers!



BELL TOWER PARK RESIDENTS STEP UP

By Ron McEwan

The new Property Owner's Association Board of Directors held their first monthly meeting on April 25th. A number of very positive items were discussed, including the approval of five standing, ongoing committees to help coordinate functions in the community that will result in more resident involvement here. Two more committees were added at the POA's May meeting.

When, in 2011, BTP was turned over to the owners by the community's developer, Grosse Pointe, a number of standing committees were formed and were very active. Committee involvement was brisk until 2017-18, when a couple of committees ceased to exist. The remaining committees continued on until early 2020, when the pandemic brought a halt to all community activity.

With the introduction of this new POA Board in late March, plus the influence of new neighbors (roughly 33% of our homes have new ownership over the last two plus years) and a recognizable need for change, there has been a rapid resurgence in interest in serving on our community committees.

Current rosters of each committee and a brief description of duties follow just below.

[Editor's note: *Brief bios of some, not all, committee chairpersons will be included in this issue. Those missing will be included in future issues of the newsletter.*]

Landscaping – Ken Downing, Chair

Members:

Alicia Galante John Woodard
Al Avitabile Diana Coomer
Stan Gerwing Carol Suydam
Mike McGlon Barbara Moccia

Board Liaison:

Paul Niss

Probably the most visible aspect of Bell Tower Park is the care and quality of our landscaping. This committee is responsible for formulating ideas and suggestions concerning this area and relaying them to the Board for implementation. They also monitor landscaping conditions throughout the community and relay reports on areas needing care.



Ken Downing is a life-long Florida resident who moved to BTP with his wife, Pam, in 2014. On top of nearly 40 years of sales & management experience with Publix and Sysco, he has devoted much effort to fund raising for causes such as St. Jude, St. Matthew's House, and Golisano Children's Hospital.

See Residents Step Up, P. 12 →

Residents Step Up (Continued from Page 11)

Amenities and Buildings – Keith Miller, Chair

Members:

John Woodard
Brian Karol
Michael Murray
Nancy Sanders
Fred Creed
Jim Dubyak
Carl Eichenlaub

Board Liaison:
John Davenport

This group has the responsibility of helping to oversee the physical assets of the POA - maintenance and upgrades to the clubhouse, annex, both pools, courts, gates and other hard assets. Chair Keith Miller has compiled an updated list of all properties. They will begin by analyzing the condition, replacement schedules and potential costs for each.



Keith Miller and his wife moved to BTP from Fort Wayne, Indiana in 2016. He retired from United Parcel Service in 2012 after 39 years of service. Keith has a degree in finance from Indiana University. He previously served on a community architectural committee in Fort Wayne, and the BTP Landscape Committee.

Activities – Kim Walerius, Chair

Members:

Barbara Moccia
Bonnie Milbury
Gayle Hunt
Joanna Raines
Joyce Ferrari
Julie Winkelstern
Peggy Hutchings
Ronnie Vaccarino
Tammy Herman

Welcome Basket Crew

Donna Cleary
Diane Sutkiewicz

Board Liaison:
Jodi Harrison

The mission of this committee is to hold events that “bring a sense of fellowship and community to the residents of Bell Tower Park.” But they do more than that. Begun again after pandemic restrictions were lifted, this group has done a great job of providing a variety of things to do at the Clubhouse and pool areas. Plans are in place to expand on “fun things to do,” to include events and activities outside the gates as well. Watch for event notices from the CAM office and in your Bell Tower Notes II.



Kim Walerius and her husband, Dan, moved to BTP from Singapore in 2016. She spent most of her career in higher education, retiring in 2011 from a private college in MN. She has been a member of the Activities Committee since 2017.

See Residents Step Up, P. 13



Residents Step Up (Continued from Page 12)

Finance – Martha Harrie, Chair

Members:

Aileen Watson
Kathryn Dakai

Board Liaison:

Joey Raines

This very significant committee will provide accounting and report expertise to the POA Board and the CAM. They will help with budgeting and reserve funding. They will also review and approve financial reports and provide key reports to the Board concerning expenses, etc.

Safety – David Shaw, Chair

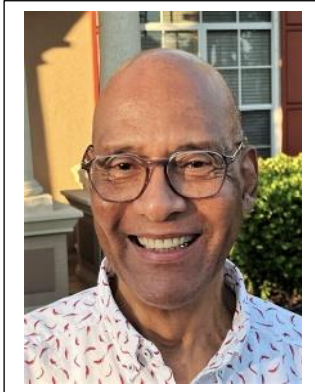
Members:

Nathan Williamson
Michael Lewis
Keith Miller
Matt Christie

Board Liaison:

John Davenport

Safety is a key issue in Bell Tower Park. This Committee advises residents on best practices for home security and monitors safety equipment. They also advise the POA Board on all street safety concerns – illegal parking issues, speeding problems and the like.



David Shaw was an initial member the Courtyard II Board in 2006, later serving as Secretary and then President until 2012. He and his wife, Alicia, relocated to Florida from Washington State, where he retired from a successful career as a public school superintendent. He has volunteered as a scholarship reader for the SW Florida Foundation, was a board member of two other organizations providing scholarships to promising students.

Fining Committee

Members:

Toni Miller Cecelia Woodard
Stan Gerwing

Board Liaison:

(There is none
for this committee.)

Hopefully infrequently, violations of BTP rules or regulations can occur. If these violations are fineable, the accused person can appeal. This group arbitrates and decides the outcome. They don't issue fines -- That is the duty of the CAM.

See Residents Step Up, P. 14



Residents Step Up (Continued from Page 13)

Communications – John Fuller, Chair

Members:

Barbara Bates	Linda Bye
Beth Champion	Ann Granatino
Kathleen McClanahan	Jim Stewart
Maria Terinoni	Marsha Wulpi

Board Liaison:

Ron McEwan

The “CommComm” began reorganizational meetings last November. Once formed, the group published in April the first community newsletter in nearly six years. The goal is to provide timely information via the four-time-per-year BTP Notes II plus as-needed releases of news via email. Other options, such as a community specific website, searchable online documents, and a cable community access channel, will also be considered to provide fresh and useful information.

Including POA Board members, Sub-Association Board members and members of our seven Standing Committees, nearly 60 BTP residents have volunteered to be a part of these groups. And they have done so in a remarkably short period of time. This is an impressive effort. However, more involvement by residents is always encouraged.

Should anyone have an interest in serving on any of these standing committees or have an idea of something else that might benefit the community, please contact the office. Your message will be passed on to the appropriate Board member or Committee Chairperson.



SPECIAL ACTIVITIES or EVENTS

By Ann Granatino

<u>EVENT</u>	<u>DATE & Time</u>	<u>LOCATION</u>	<u>CONTACT</u>
Mighty Mussels Baseball This is a Terrace Party, \$30 pp Includes game ticket & food buffet	Jun 1, 7 pm	Hammond Stadium	Kim Walerius kawalerius@gmail.com
Summer Happy Hour & Game Night	Details will be messaged from the office soon		

The summer migration is here, so our event calendar is not so full!

NEW BTP WEBSITE ORIENTATION MEETING

By John Fuller

As noted in the last Bell Tower Notes II newsletter, two Bell Tower Park website orientation sessions were held in the Clubhouse on May 10th. About 35 people attended the afternoon session, and another dozen or so were in the evening group. The presentations were given by Kayla Soler, representative for the website vendor, **FRONTSTEPS**. For those unable to attend, Kayla recorded the evening session, **which can be viewed by clicking this link:**

<https://www.dropbox.com/s/you1fjwmfsfodjq/Bell%20Tower%20Portal%20Demo.mp4?dl=0>

This link will also give you the option to download (428 MB) an .MP4 version to your computer.

It was recognized in the meeting that the website is in the early stages of implementation, so that much of the current content is largely agendas, minutes, financial documents, vendor contracts, etc. Our CAM office and Communications Committee are reviewing how to expand and organize the content to attract more viewers. These may include committee reports, pictures, videos, events, CAM and POA president messages, newsletters, etc.

Many questions were posed by the audience and answered by Kayla and our Assistant CAM, Cait Tetrault. These exchanges gave new insight as to how the website interface works with the office and its effects on staff workload. One example is the “Work Order” function. Cait (echoed separately by CAM George Eckhardt) advised that, until the “Work Order” link becomes more functional, it would be more effective for residents to simply email the office directly with requested maintenance items (c.tetrault@cmgflorida.com). Status of this “Work Order” function will be updated when and if it becomes more useful.

In the “Dashboard” menu on the left edge of the website, there is a “Payments” tab. Besides displaying your payment history, you have the option of setting up routine and other payments. **THIS FUNCTION IS TOTALLY OPTIONAL.** If you are satisfied with your existing method of payment, no action is needed. For instance, you may be doing it manually, or by a set-up from the previous website, or by an independent arrangement with your bank – there is no requirement to change.

See New BTP Website, P. 16



Repeated News Flash: *If you are reading your BELL TOWER NOTES II newsletter as a .pdf file (MOST LIKELY!!), the website and email addresses displayed are active links. Clicking on them will take you somewhere . . . Hopefully somewhere you want to go!*

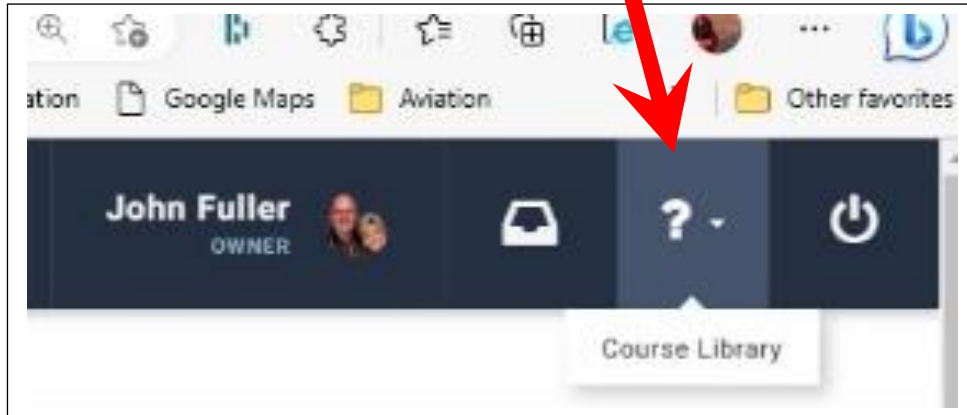
New BTP Website (Continued from Page 15)

If already registered for the website, this link will take you directly to the site and auto-log you in:

https://cmgflorida.frontsteps.net/?post_type=communities&s=bell+tower+park

Please give it a try! (or another try!!) Registration will only need to be done once. For help, send an email to the office. (click: c.tetrault@cmgflorida.com).

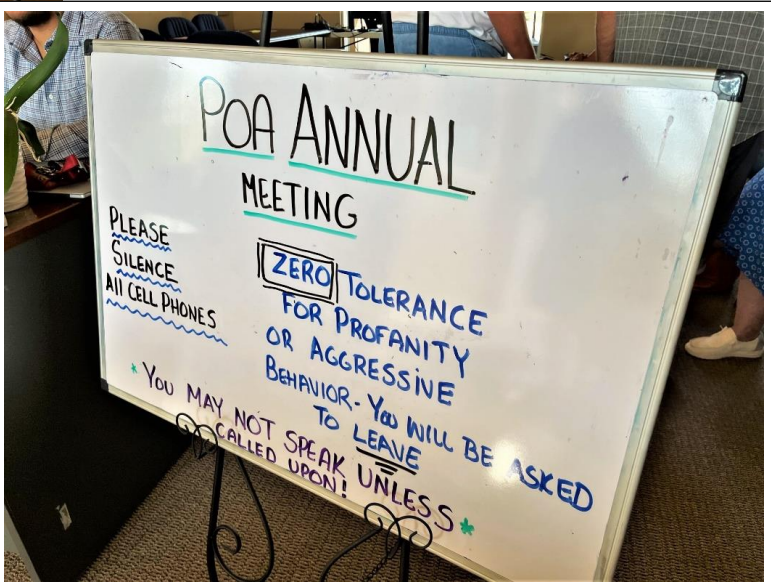
Once you are on the home page, look for this **icon/link** in the upper right corner. . .



. . . It will take you to an interactive **user-friendly tutorial** on website features.



Some Left-Over Pics from the March 28th POA Annual Meeting



Smiling faces greeted eager residents along with crowd control signage. Hopefully, signs of times gone by . . .

DID YOU WANT TO KNOW?

By Jim Stewart



I am the lone member of Bell Tower Park's newsletter that was dismantled years ago. When asked if I could come out of retirement, I wondered if I could write and be politically correct which I am not sure. Also, I am worried about my back.

Things that used to hurt my back:

Jumping off of garages; crashing my bike; Falling out of a tree;
Diving in the shallow end; Contact sports

Things that hurt my back now:

Sneezing; Washing the dishes; brushing my teeth; tying my shoes; Rolling over in bed

But I will try my best!!

Q. Did you ever wonder what the length of our swimming pools are?

A. As a lap swimmer, I always assumed the Avon Park pool was 25 yards and the Clubhouse pool was longer. However, we just measured them and the Avon Park pool is only 55 feet (18.3 yards) and the Clubhouse pool is just 52 feet (17.3 yards). I always thought I was swimming almost a mile when actually I was only swimming about 2 blocks.

Q. Are you thinking about doing some foreign travel? Did you wonder if there are people here at BTP that have a lot of travel experience that could offer you tips?

A. Yes, there are several. Following are a few individuals that have vast foreign experience and I am sure there are many, many more that would be happy to give you suggestions on your travel.

KATHLEEN McCLANAHAN has "a very unique and fascinating life" ~ she cruises three weeks every single month and has traveled the world for many, many years. She has been to 190 countries and islands and has enjoyed over 400 cruises. Kathleen believes "the number one advantage of cruising is you unpack one time and go many, many places." Kathleen is loyal to Royal Caribbean and Celebrity Cruises but has been on almost every cruise line in the entire world.

See Did You Want To Know? P. 18 →

Did You Want To Know? (Continued from Page 17)

TONY REED, the President of Courtyard II, was raised in West Texas and early on had the aviation bug. At a young age, Tony learned to fly small aircraft and soon thereafter had his license to be a flight instructor. He discovered a way to work in the aviation industry by becoming a sales rep for a few companies in the field. Along the way he lived in France for 10 years. Tony has traveled to nearly 100 countries. He has traveled extensively throughout Greater Europe, the Middle East, Far East and Asia Pacific. One of his travel highlights was meeting Mother Teresa on a British Airways flight.

JOHN FULLER grew up in central Illinois in a family agri-business, but somehow caught the aviation bug. John became a pilot for Continental Airlines, which enabled him and his wife, **MARIAN**, to pass-travel to quite a few places. Much of his working flight trips were limited to 24-hour layovers, but lots of places, including Europe, Caribbean, Middle East, South America, Hawaii, Guam, and Japan were visited. Marian spent one of her college years studying in Marseilles, France. After college she lived for six months in Hawaii, then became an Eastern Airlines flight attendant for about four years. They recently enjoyed a cruise excursion to Machu Picchu, Peru, and managed to escape being part of a prisoner-exchange deal. (Mostly kidding, but that's another story!)

JIM CLARK and his wife **MARY** spend their summers in Buffalo. While in his position as the CFO for Osмосе Holdings, Jim did a lot of traveling. His foreign travels include Ireland, UK, Slovakia, Hungary, Italy, South Africa, Australia, New Zealand, Monaco, Bermuda and Honduras. If he were a travel agent, he would recommend new foreign travelers visit Copenhagen, Denmark or Brussels, Belgium because of the friendly people and the cultural experience.

See Did You Want To Know? P. 19



**Courtyard Homes (I)
2023 Annual Meeting**


Did You Want To Know? (Continued from Page 18)

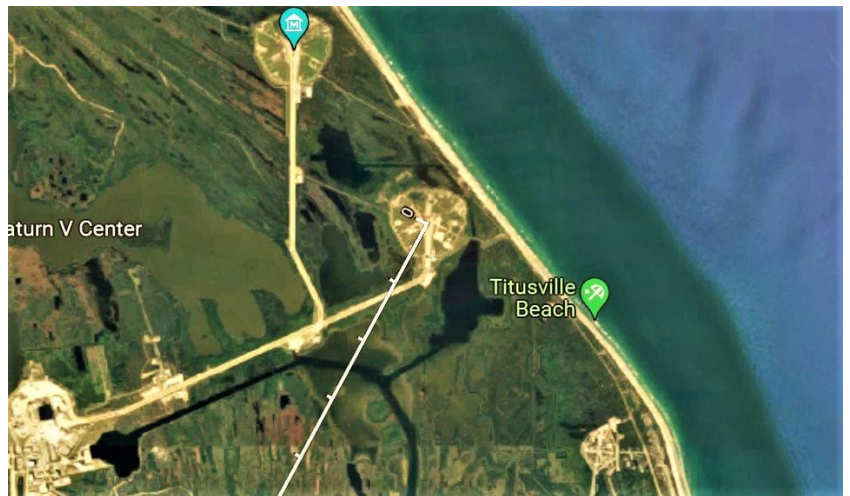
Q. One resident wonders: The street light on BTP Boulevard across from our place goes in and out at night -- and often times is out for extended periods of time. It's the one that is located near the second speed bump -- just before the Avon Park pool. When it's out, it's really dark along there. Maybe FPL could take a look at it?

A. *(Courtesy of CAM George and Cait on May 8th)* They (FPL) state, due to hurricane recovery, they are on delayed response. Each pole has a number on it, to be sure we get the right one reported. Please let me know the number on it at c.tetrault@cmgflorida.com. Also a useful tool you are free to share in your newsletter is the website link where you as a homeowner can report lights out directly to FPL. Here it is:

<https://www.fpl.com/my-account/streetlight.html#landingView>

Q. Do you want to know where the SECRET Bell Tower Park/Kennedy Space Center Launch Observation Complex (or BeToPaKSCLOC) is located? (Pronounced: "bay-toh-pax-clok")

A. John Fuller advises that once this information is fully de-classified, it will be viewable to those BTP residents who have registered for clearance into the NEW BTP website (FRONTSTEPS). 



See Website Evolution P. 16 

MEET OUR MANAGEMENT

By Kathleen McClanahan

CARDINAL MANAGEMENT

After a very nice phone conversation with Stewart Carter, Senior Vice President of Cardinal Management Group of Florida, I have a good understanding of what they do to help with the management of Bell Tower Park. Located in Naples, Cardinal manages 70 communities in Lee and Collier counties. The smallest community is only 5 units and the largest is over 900 units. Cardinal was started in 1987 by two brothers from Springfield, VA who began the operation in Florida in 1999 managing Fiddlers Creek and Pelican Bay, and they have remained steadfast in their commitment to treat each client with highly individual and specialized attention. Our association with Cardinal began in 2011, and Stewart explained that they do the administrative management, contract administration and negotiations, covenants enforcement, education and training, financial management and reporting, annual planning, budget preparation, site evaluations, work order administration and annual meeting preparation. Stewart is a very nice man and has been with Cardinal since they opened in Florida in 1999.

GEORGE ECKHARDT / COMMUNITY ASSOCIATION MANAGER



George has been the Bell Tower Park CAM since July 2017. He handles everything every day that is required to manage this large complex. His varied background has given him a wealth of experience and information to serve as our manager. George worked in Emergency Special Services in New Jersey before moving to Florida permanently in 1988 where he became a State Special District Commissioner for the 250-square-mile Big Corkscrew Island Fire Control District. He worked for numerous golf and country Club communities and a property management company before joining Cardinal Management in 2016.

See Meet Our Management P. 21



Meet Our Management *(Continued from Page 20)*

CAITLIN TETRAULT / ASSISTANT COMMUNITY MANAGER

Cait, who also has a CAM license, has been working for Cardinal for the past six years. She works with all four of the association boards and all the committees. She deals with all the paperwork of the POA, including applications for sales, rentals and leasing and does all the data entry. She is our liaison with vendors such as security, landscape, trash pickup, roofing and general maintenance. Cait has a Tourism & Hospitality degree from Temple University in Philadelphia and is married with a four-year-old son and two bonus kids. Prior to joining Cardinal, Cait worked bar management, opening bars like Ford's Garage, Buffalo Wild Wings and Nemo's on the Beach. 🏰



FOOD TRUCK EVENT A HUGE SUCCESS

By Kim Walerius



The BTP Activities Committee hosted a food truck event for the first time ever on April 3rd.

The Two Brothers Kitchen of Cape Coral was invited to send their versatile Food Truck to BTP. They set up in the Clubhouse Parking Lot from 4:30 to 6:30 PM and served a variety of delicious choices to our residents.

Well over 150 folks flooded the parking lot to purchase and enjoy Italian specialty subs like – Nonna's Meatball Hero, Vinnie's Italian Beef, Momma Teresa's Chicken, Carmella's Sausage & Peppers, plus veggie options. Also available were empanadas, hotdogs, hamburgers, etc.

And for dessert, the Lee County Sheriff's Office sent over their popular Ice Cream Truck featuring three, free, delicious flavors – vanilla, chocolate and strawberry treats. In addition, background music added to the experience as our residents ate and chatted throughout the late afternoon and early evening.

This event greatly exceeded expectations. In fact, Two Brothers ran out of food towards the end of the event!! Look for the Committee to hold another Food Truck event sometime later this year. 🏰

FLOOD MAPS FOR BELL TOWER PARK

By John Fuller

Florida and Bell Tower Park look pretty flat, don't they?

Well, almost. But there actually is a spot in our community that is so high (possibly several inches), that it is depicted on the official Lee County flood zone map. It's only about 200' x 100' in area. Yes, this may be the proverbial "making a mountain out of a mole-hill", and you may not notice it when walking by. Supplemental oxygen not required!

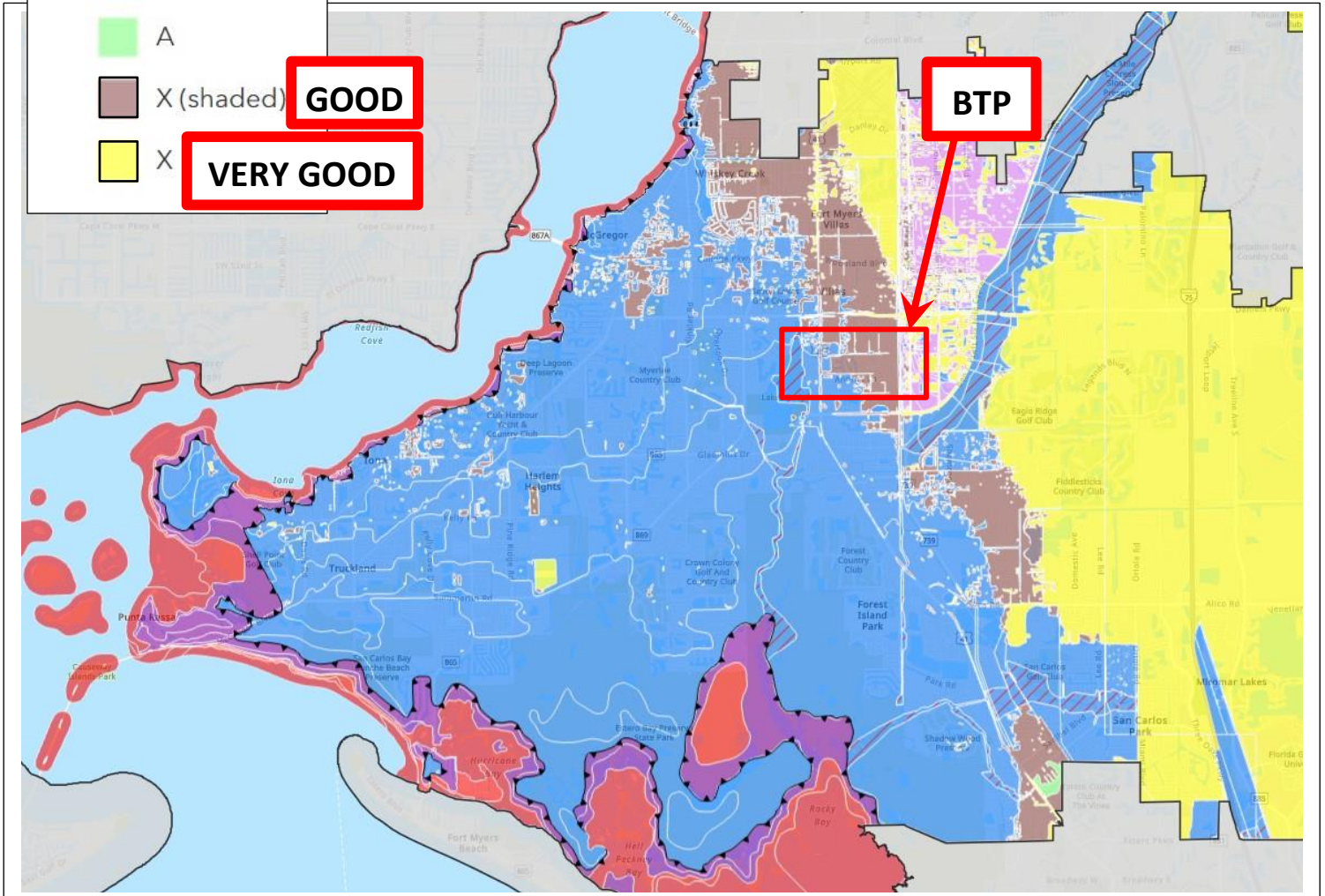
And, just where is *your* BTP home relative to the Lee County Flood Zone map? One of the best depictions can be found by clicking

See BTP Flood Maps P. 23



Flood Zones

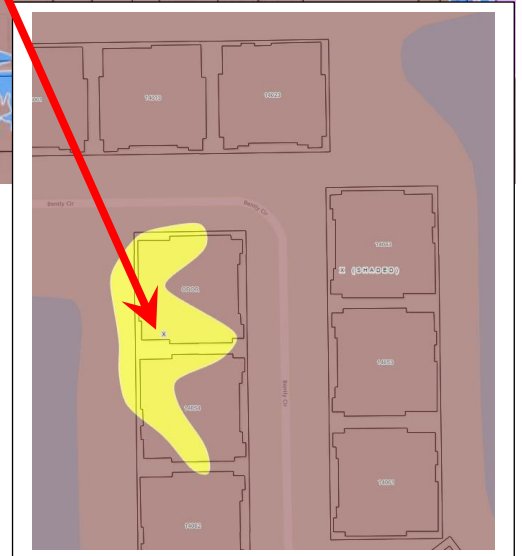
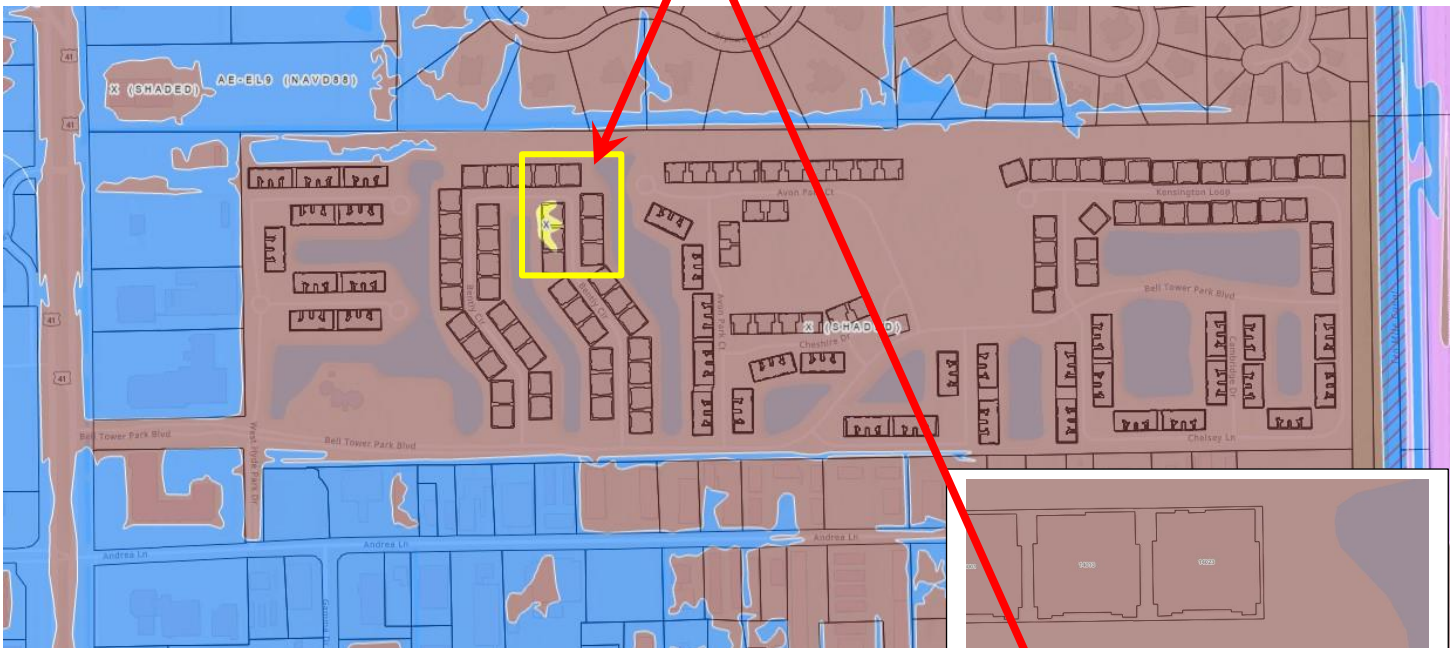
- VE **BAD**
- Coastal A Zo
- AE **BETTER**
- AH
- AO
- A
- X (shaded) **GOOD**
- X **VERY GOOD**



BTP Flood Maps (Continued from Page 22)

right here on [Find My Flood Zone \(arcgis.com\)](https://arcgis.com). (This leads to the county's website.) Once there, click on the blue **OKAY** button at the lower right corner. An interactive map will be displayed which can be dragged around and zoomed-in on to your heart's content.

The maps shown here are from the county website. One is zoomed in to show our small "hill", depicted in yellow. I like to call it the **"Bently Highlands"** and refer to its occupants as "those folks up on the hill".



An anonymous neighbor sent this remodeling suggestion to the folks up there, but I am skeptical it would get an "OK" from the Architectural Review Committee. Maybe?



By the way, the "yellow" shaded areas are described as a less than once-in-500-year chance of flooding. The brown color is still very good, because it is outside of what the county calls the Special Flood Hazard Area (SFHA). More detail about this can be found on the Lee County website.



MEETING OUR NEW BELL TOWER PARK POA PRESIDENT

By John Davenport

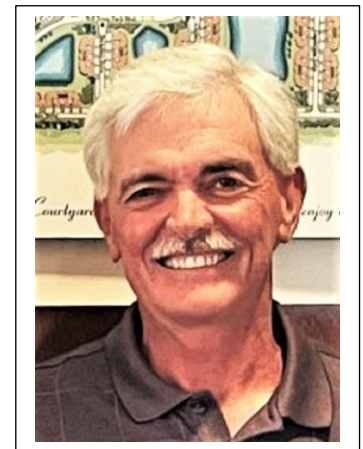
[Editor's note: *As BTP residents look to the future, it seemed appropriate to re-visit the thoughts and goals of our new POA Board President, John Davenport, as he expressed them in his election campaign.]*

My wife, Kathy, and I and moved into Bell Tower Park in 2010 as full-time residents. My background was in law enforcement, serving 31 years in the Charlotte County Sheriff's Office in Punta Gorda, Florida.

I served here on the Property Owners Association Board of Directors on two different occasions, the most recent being 2017-2020. I sought election on the POA again, because I felt that Bell Tower Park was not going in the right direction, and I thought I could make a difference.

I believe in taking a proactive approach to problems rather than a reactive one. If we can recognize a problem on the horizon, I believe in trying to deal with that problem before it has the opportunity to entrench itself within the community. There has also been a major lack of communication to our residents from both our current Board as well as the Property Manager. When serving as President of the POA during my last tenure I sent out a "Presidents Message" monthly.

It is important that our residents be kept informed of what is happening within the community when it comes to the many issues we deal with i.e., landscape issues, amenity issues, building issues, etc. Residents also deserve to have their questions answered TRUTHFULLY -- the answer may not be what they want to hear, but they deserve a truthful answer. I plan on making sure communication is again a priority for our residents. I also believe that the Board of Directors must hold our management company, our vendors, our Property Manager and our residents accountable when they fail to do what is expected.



John

I believe I made a difference during my tenure on the Board in the past, and I believe I will make a difference this time. I would like to work with my fellow Board members, our Property Manager and our residents to bring direction, stability and civility back to Bell Tower Park. This is *our* community and we must work together to make it the community we all expect it to be.



BOARDS & COMMITTEES

<u>ORGANIZATION</u>	<u>DATE & TIME</u>	<u>LOCATION</u>	<u>PRESIDENT</u>
POA Board	4 th Tuesday, 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
	<u>COMMITTEES</u>		<u>Chairperson</u>
Landscape	[TBA]	Office Annex	Ken Downing
Amenities	[TBA]	Clubhouse	Keith Miller
Safety	[TBA]		David Shaw
Communications	1 st Thursday, 1 pm	Clubhouse	John Fuller BTPCommunications@hotmail.com
Activities	[TBA]	[TBA]	Kim Walerius
Finance	[TBA]	[TBA]	Martha Harrie
Fining	As Needed	[TBA]	[None Required]

NOTES: Occasionally a need may arise to re-schedule a meeting, but proper notice of that will be sent to the community. As of now, messages for board or committee members should be sent to the office. The CommComm is trial testing the use of a generic email address (see above) for that committee which is monitored by one of its members.

BELL TOWER NOTES II - Staff

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RECURRING ACTIVITIES or EVENTS By Ann Granatino

<u>EVENT</u>	<u>DATE & TIME</u>	<u>LOCATION</u>	<u>CONTACT</u>
BTP Music Jam	[Resumes in the fall]	Clubhouse	Jan Jones guitarjan@att.com
Book Club	2 nd Tue, 10 am	Clubhouse	(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 & Ron McEwan 239.823-6708
Mahjong	Each Wed, 12:30 - 4 pm	Clubhouse	Bee Horner/Vickie Barnes
Pickleball	W, Th, Sa, Su, 8:30 am	Courts	Bill Johnson 239.281.8970 Bill_jo68@yahoo.com

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

