

**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: June 27, 2023

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

## **Minutes**

### **i. Call to order @ 6:01 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 – Zoom
- Jodi Harrison – Secretary – Zoom
- Ron McEwan – Member at large – in-person
- 23 Participants on the bridge
- 25 Clubhouse attendees

### **III. Review and consideration: May meeting minutes & Special Assessment**

Motion to accept and minutes accepted – May  
meeting. 1st – Ron McEwan  
2nd – Joey Raines

Motion to accept and minutes accepted – Special  
Assessment 1st – Paul Niss  
2nd – Joey Raines

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

- Joey Raines – Provided an overview on the documents shared by CAM (George) in the board packet – highlights include:
  - Hurricane Ian charges for the month - \$29,523 – for unbudgeted payment to Blooms Land & turf Management
  - An invoice for a portion of the holiday decorations was inadvertently charged to the Property Repairs account and will be reclassified.
  - The Security Contract account included June expense as well as May and was overstated by \$5,182.29.

**VI. Community Manager's Report:** CAM highlight summary includes:

- **Club house** – repaired damaged walls in weight room.
- **Club house pool** – Replaced filter media, Replaced Spa Handrail cover, and Repaired therapy pump.
- **Avon Park Pool** - Replaced Chlorine Stenner supply leaking fresh water, installed new Stenner pump, and Replaced spa circulation pump.
- **Gates** - The gate bar was knocked down and damaged the safety eye. Replaced battery packs on pedestrian gate.
- **General** –
  - Painted all Stop lines.
  - Painted yellow speed bumps.
  - Removed speed bump and anchors at Gate house.
  - Remove rusted benches at sports court.
  - Repainted fire hydrant bollards.
  - Installed reflector posts at storm drain area.
- **Landscape** – Installed summer flowers.
- **Aerator repair** – Lake seven is repaired.
- **Fountain repair** – Still waiting for parts/repair.

**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** – Kim is on vacation.
  - June 1 activity – Mighty Mussels baseball evening – shout out to Ron McEwan for your help with this event.
  - July - we are hoping to have a poolside happy hour event. Date and further information to be announced.
  
- **Building & Amenities** – **Keith Miller** / John Davenport –
  - June meeting - members will be assigned to specific amenities to analyze in terms of condition, etc. and report their findings to the Board later.
  - An Email from John Davenport on June 23<sup>rd</sup> will be added to the website with team updates.
  
- **Safety** – **David Shaw** / John Davenport – Next meeting July 17<sup>th</sup>
  - The Safety committee will start ticketing parking violators starting July 1<sup>st</sup>.
  
- **Landscape** – **Ken Downing** / Paul Niss
  - Meeting notes from May 25th were shared with homeowners.
  - Met with landscaper and a detailed report will be sent out soon including continued hurricane clean up.
  
- **Communications** – **John Fuller** / Ron Mc Ewan
  - The first Newsletter was a great success.
  - The next newsletter is scheduled for August 25<sup>th</sup>.
  - Previous newsletters will be available on the website.

**VIII. Old Business:**

- George provided a quick rundown of the Hurricane Ian recovery updates, which will be on going for some time.
  - o Killing off old grass and new sod in damaged areas
  - o FPL Ficus hedge damage/replacement to be repaired by BTP
  - o FPL pole replacement update – two (2) more to go.
  - o Removal of trees on fences
  - o Tennis court wind screen on hold

**IX. NewBusiness:**

- a) Approve Communication Committee charter and members. Motion to approve:
  - 1<sup>st</sup> – Ron McEwan
  - 2<sup>nd</sup> – Joey Raines
  
- b) Review fitness room water cooler. Motion to approve:
  - 1<sup>st</sup> – Paul Niss
  - 2<sup>nd</sup> – Joey Raines
  
- c) Review and approve *Facing* (trimming) of all preserve areas at accost of \$21,708. Motion to approve:
  - 1st – John Davenport
  - 2nd – Ron McEwan

**X. Adjournment – 7:30 PM**