

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: July 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 – Zoom
- Jodi Harrison – Secretary – Zoom
- Ron McEwan – Member at large – in-person
- 7 Participants on the bridge
- 13 Clubhouse attendees

III. Review and consideration: June meeting minutes

Motion to accept and minutes accepted – June meeting.

1st – Ron McEwan

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:
 - Nothing out of the ordinary for June
 - Income is higher than expected due to Hurricane Ian insurance payments totaling \$82,335

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

- **Club house** – repaired leaking Schrader valve, replaced annex meeting room A/C, and performed quarterly A/C maintenance service.
- **Club house pool** – Replaced spa Chemtrol sensors, replaced pool Stenner head, and repaired sunk pavers main pool deck.
- **Avon Park Pool** – Repainted bathroom area and repaired shower handle.
- **Gates** – Replaced damaged gate bar.

- **General** – None
- **Drainage** – None
- **Landscape** – Repaired Washout Area West Hyde. Cut southern drainage swale. Installed sod in areas damaged in hurricane IAN. Replaced hedge row cut down by FPL after Hurricane Ian.
- **Irrigation Repair** – Repaired pump A/1 operating system – Repaired 2 in. main at tennis court.
- **Aerator repair** – None
- **Fountain repair** – Fountain 1 repairs completed – Fountain 3 waiting for parts.

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** – No August meeting
 - August 3 (Thursday) 4:30 – 6:30 - Poolside Happy Hour – Club House Pool. Bring an appetizer to share and the beverage of your choice.
 - September 23 – Chill & Grill – More details soon
- **Building & Amenities** – **Keith Miller** / John Davenport – August 3rd
 - Nothing new to report
- **Safety** – **David Shaw** / John Davenport – August 1st
- **Landscape** – **Ken Downing** / Paul Niss – August 17th
 - Flower and sod updates
 - Ficus updates
 - Algae spray has happened, clean up will commence after the kill-off.
- **Communications** – **John Fuller** / Ron Mc Ewan – August 3rd
 - The next newsletter is scheduled for August 25th.
 - Highlights – pest control, board bios, & old newsletters 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.
 - Roofer update on final costs/insurance
 - Insurance adjuster updates
 - Street sign Updates – maybe as long as 10 weeks yet.
 - Fence update

IX. New Business:

- Committee history, volunteers & proper protocol for complaints - John Davenport
- **Note – August meeting is the 29th at 6P.**

X. Adjournment – 7:54 PM