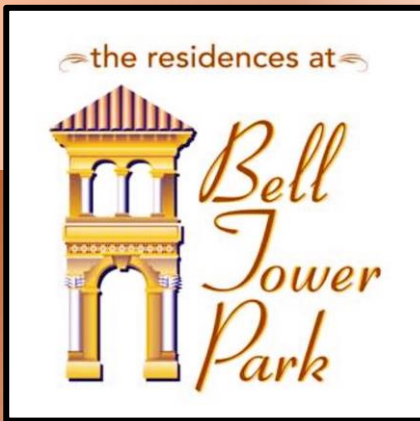




Bell Tower Park Property Owners' Association

BELL TOWER NOTES II

Published four times annually by your Communications Committee.

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A NIGHT AT HAMMOND STADIUM

By Ron McEwan



Your Bell Tower Park Social Committee tried something new in early June. As promised, activities outside of the Community would be added to events conducted inside the gates.

So on June 1st, the first annual BTP Night at Hammond Stadium took place. Thirty BTP residents traveled over to the Spring Training Home of the Minnesota Twins to enjoy an evening out and watch their Class A minor league team play ball.

The Ft. Myers Mighty Mussels defeated the St. Lucie Mets by a score of 5 to 1 that night in a hard-fought game. But more importantly, our BTP group occupied their own area on the Stadium Terrace Area and enjoyed an all-you-can-eat ballpark food buffet – delicious deli-sized hot dogs, wings, pizza, macaroni salad, bread sticks with marinara sauce plus dessert.

Hammond Stadium (Continued from Page 1)



It was a great chance to meet new neighbors and spend time with old friends. Everyone said that they had a great time, despite the smaller group due to many residents having returned north, or on vacation.

With the success of this event, the Committee will plan to have another Night at the Ballpark next spring, probably in April. 🏟️

(Standing L to R) John Fuller, Kathleen McClanahan, Mussel Man, Ron McEwan

*(Middle) Marian Fuller
("Down in front") Katy McEwan*



(In the front seats L to R) Madlynn & Gene Terinoni; Jan & Tom Sherman; Ernie & Julie Winkelstern

(Behind the white fence, extreme far left to right) John Woodard, Keith Miller, Debbie & Fred Anderson; Mike (red hat) & Barbara Moccia; Charlie & Barbara Toth; Edith Berg & John Smail; Kim & Dan Walerius

Y'ER SAYIN' MY SMOKE DETECTOR DOESN'T WORK ANYMORE? -- Part One of Two

By Dee Isakson

[Editor's note: In browsing some archived Bell Tower Notes newsletters, an article by former resident Richard Roux about his expired smoke detectors nudged us to consider updating the important content of that article. An excerpt from the article shows that Richard chose a do-it-yourself path, and that serves as an introduction to the present day. A good research effort by Dee Isakson came up with the great news that expert help is nearby, and available at a very nice price -- FREE!]

SMOKE ALARM WARNING - A False Sense of Security?

By Richard Roux (from February 2017)

"Every 6 months I have been changing the battery in each of my smoke alarms/ detectors, thinking that all was well. Recently, however, I came across a safety article saying that smoke alarm detector elements have a finite life. When the detector element's life ends, the unit sits there giving the appearance that all's well.

"But, in truth, it can no longer detect fire/smoke. Worse yet, it even tests "ok" if you press the test button. My Courtyard Home [2-level] unit has 7 Kidde 1275e fire/smoke alarms . . ."

[Richard goes on to describe finding the correct replacements, price-comparing different sources, removing, connecting the power, and having a successful outcome. An owner near the "Bently Highlands" just discovered his smoke detectors were 20 years old!]

[Dee's sequel starts here:] After having some difficulty with what I thought might be the smoke detectors in my Courtyard unit recently and trying to fix the problem by myself, I had no alternative but to call our local fire department and ask for some help. To my amazement, they were only too happy to send out four young men and their supervisor (along with a ladder) who checked out my system free of charge in no time.

I was so impressed I took a ride over to the firehouse on Halifax Avenue recently and spoke with **Amy Bollen**, their Director of Public Relations and **Nate Burley**, the Division Chief/Fire Marshall, to see what other services they offer and what other information our residents might find useful. Here is some of what I learned:



Amy Bollen

TOP

See Smoke Detectors, P. 4



Smoke Detectors (Continued from Page 3)

The smoke detectors in our Courtyard units are hard-wired with a 9-volt battery backup, and not all BTP residences used the same model. The battery backup is required by our fire code. Each detector has a date on the back side and should be replaced after 10 years. If you've moved in not long ago and are not sure when or if your detectors have been replaced recently, or if you've lived in your condo for a good while and your units are starting to chirp, call Amy at **239-936-5281** to schedule a visit. The department crew will come and check everything out.

If you are able to remove one unit before they come, take it to your favorite store. Ask a clerk to see if the quick-disconnect on the pig-tail wire connector matches a replacement unit on the store shelf. If they don't match, the fire department will not be able to install the replacements. They will advise that you must procure an electrician to swap out the connectors.

Here is a photo of the unit that I purchased at Home Depot to replace my old one so that you have a reference. Yours may be different.



If you are not able to take down one of your detectors to see what you have, the fire crew can do that for you so you can take it to the store. (Yes, the crew will come back again!). Either way, it is up to you to provide the units and the batteries before the final visit from the South Trail crew. The only thing you will have to pay for are the new units and the 9-volt batteries. Some detectors include batteries.

Check out the South Trail Fire & Rescue District at (click): [South Trail Fire & Rescue District](#)

[Editor's note: Dee found out so much more about fire detection differences between Courtyard and Carriage Homes, we will add a Part Two in the next edition of Bell Tower Notes (November). It will also contain an additional outline of the paramedic services available from the South Trail Fire & Rescue District.]



Breaking News:

Bell Tower Notes II has just found a great Lee County resource on hurricane prep. With the peak of the storm season still ahead of us, click the link below for a quick but comprehensive guide to boost your safety:

[Hurricane Preparation Guide \(leegov.com\)](http://leegov.com)

MORE ABOUT YOUR BTP VOLUNTEER LEADERS

By Beth Champion & John Fuller

Who are those people?

Previous issues of your Bell Tower Notes II did not have enough space to include some brief biographies of all BTP volunteers who are giving up their personal time to serve as either POA Board members, sub-association board presidents, or committee chairs. Here is the “rest of the story”.

Carriage Homes President – Robert Garland

Graduating from Vanderbilt University, Robert is a professional engineer, professional geologist and former licensed contractor. He and his wife, Jane, relocated to Florida and Bell Tower Park in 2005 from Lexington, Kentucky. Robert serves as a Regional Director and Vice President of McKim & Creed, a national engineering firm specializing in the planning, design, and construction of water and wastewater facilities for federal, state, and municipal clients. He has served on the Carriage Homes' Board for 15 years and is active in many civic and professional society organizations, including the Rotary Club of Fort Myers and the American Public Works Association (APWA). Robert serves on APWA's national board of directors and is a frequent author and speaker on using collaborative delivery methods to streamline the planning and construction of complex public works projects and to enhance sustainability and resiliency. He and his wife enjoy boating, spending time at the beach or pool, and letting their dog Derby take them for walks.



Finance Committee Chair – Martha Harrie



Martha grew up in western Pennsylvania and is a die-hard Steelers fan. She is a Florida licensed CPA with an MBA and a BS in Accounting from Saint Francis University of Pennsylvania. Martha served multiple terms on the BTP POA board from 2017 to 2023, also as treasurer. She has been a Carriage Homes Board member since December of 2022. She and her husband, Greg, first purchased a unit in BTP in September of 2009 and became full time residents in 2014. Martha retired from Family Health Centers of SW Florida in April of 2022 after a long career in accounting in health care organizations. Both are now retired and plan to travel the U. S. in their RV enjoying sites along the way and visiting their four grown children and seven grandchildren that live in the Midwest and western parts of the country.

POA Board Member & Secretary – Jodi Harrison

Jodi grew up in St. Clair Shores, Michigan. She graduated from Central Michigan University and the University of Notre Dame and holds an MBA. In 2006, the family moved to Florida and BTP. She works for the Wall Street Journal as Vice President of Education Sales. Before her role at the Wall Street Journal, Jodi was the Senior Vice President for Interactyx, a global learning management software company. Jodi has or is serving on several boards: Gulf Coast Symphony, Interactyx Ltd., Northern Trust Literary Society in Fort Myers, and more. She is a member of the American Association of University Women, Daughters of the American Revolution, Workforce Florida – Information Technology Cluster, and Zonta International.



POA Board Member – Ron McEwan



Ron is from upstate New York, graduating from the University at Buffalo. His 35-year career in marketing research culminated in the presidency of his own metro-NYC company, which eventually moved to Fort Myers. Ron has been a full-time resident of Lee County since 1994, living most recently in The Forest Community. There he was a Forest POA board member, serving as secretary and executive committee member. He also was secretary and then president of The Forest Country Club. Ron has served with or led several local fund-raising organizations including: Red Sox-Golisano Children's Hospital Golf Tournament and Gala; Lee County Boys and Girls Club; Barbara's Friends Foundation (pediatric cancer at Golisano). He and his wife, Katy, moved into their Carriage Home residence on Avon Park Circle in September, 2020. Ron revived the BTP Communications Committee in the fall of 2022, relinquishing chairmanship when he was elected to the POA board.

Courtyard II Homes President – Tony Reed

Tony 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.



POA Board Member & Treasurer – Joey Raines



Joey grew up in NYC, graduating from the High School of Music and Art. This was followed by studying a few years abroad, then returning to live in New Jersey. He worked in the gaming industry for 18 years, transitioning to the health care field as a master healer & clinician. He is and has been a health and wellness coach for over three decades, using a natural approach for clients with chronic pain. Joey, his wife Joanna and their daughter Victoria moved to Florida in December of 2017 and into BTP in May of 2018. He has two older children, Eileen and Ricky. Joey served as chair of the BTP Social Committee. His other interests are swimming, Qigong, meditation, good times, laughter and most of all smiling. Joey reports that retirement is not in his plans anytime soon and invites everyone to reach out to him if they feel he may be of assistance.

Courtyard (I) Homes President – Robert Van Teeffelen

Robert has been a home owner in Bell Tower Park since 2006. He has been on the Courtyard (I) Board for over 15 years, most of the time as President and Treasurer.

Robert also served on the turnover committee and the Chinese drywall committee.

He is originally from The Netherlands and a Dutch-licensed CPA. Robert held financial management and consultancy positions for about 25 years. For the last ten years he has had his own management consultancy firm, focusing on helping small businesses.



Communications Committee Chair – John Fuller



John was raised in a family seed corn and fertilizer business in Lincoln, Illinois. His attention turned to aviation, earning a BS in Aerospace Engineering at the University of Illinois '71. A pilot career ensued, flying the F-4 Phantom in the Illinois Air National Guard. As a civilian flight instructor, John trained more than a dozen pilots as they attained their private licenses and instrument ratings. Later, with Continental Airlines, based in Denver and Newark, John flew the Fairchild F-27, and Boeing 727/737/757/767/777. Post retirement, he flew charter flights from Naples, Florida in Cessna Citations. John accumulated over 20,000 flight hours in a 52-year career. He has served on boards of numerous community groups in Illinois, Colorado and Florida. After “getting over” a Corvette restoration hobby, his interests now are in history, writing, video creation and genealogy. John and his wife, Marian, moved from Denver to Florida in 2006, and into BTP in 2011.



BELL TOWER PARK GOVERNANCE STRUCTURE

By Ron McEwan

Bell Tower Park was established in 2002 by Robert Hensley of Grosse Point Development (doing business as Park Lane Associates). As the Community and sections within developed, it was necessary to establish control of business and regulations.

Today the Community is built out: there are 288 Carriage Homes, 150 homes in Courtyard (I) and 40 homes within Courtyard II for a total of 478 in the Community.

There are two homesite offerings within BTP: Carriage Homes and Courtyard Homes, with distinct site plans for each. Carriage Homes vary in floor plan size from approximately 1728 square feet to 2,315 square feet. Courtyard residences have several sizes, ranging from approximately 1,746 to 2,701 square feet.



Originally there were to have been two sections in the Community – Carriage Homes and Courtyard Homes. However, as BTP developed it was apparent that there was a strong interest in the Courtyard offering. Thus, a section designated to be Carriage Homes was changed to the Courtyard design and these 40 units became Courtyard II. This resulted in the creation of four separate governing bodies within the Community: The Master Association – or the POA, the Carriage Homes sub association, the Courtyard Homes (I) sub association and the Courtyard II sub association.

See Bell Tower Governance, P. 9 ➔

Bell Tower Governance (Continued from Page 8)

The Master, or POA, is responsible for and monitors all common areas within the Community. This includes all amenity areas: the clubhouse, both pools and spas, tennis/pickle ball and basketball courts and the playground. Also included are the clubhouse annex where the management offices are located, roads, guest parking spaces and sidewalks, gates, street identification signs and all other signs in the Community. In addition, the POA manages the condition of the nine lakes in BTP as well as all lawns and common green spaces, trees, hedges, bushes and most other plantings. Trimming of all conservation areas within the Community is also the responsibility of the POA.

The sub associations are responsible for the structures within their group. This includes maintenance of all roofs and most of the exterior features of each building within their definition. Homeowners are responsible for the maintenance of their driveways, sidewalks, exterior electric lights and dryer vents. Homeowners are also responsible for everything that exists inside their home – including all appliances, hot water heaters, etc.

Each of the four associations is a separate entity and is registered as such with the State of Florida. Each has its own set of organizational structure, bylaws and rules and regulations. As expected, there is some duplicity with rules and regulations between the Master and each sub association. Each is or may be represented by its own law firm. Each association also negotiates its own insurance program (coverage for property, liability insurance, etc.) as well. Most of these activities are coordinated by the BTP property management company of over twelve years, Cardinal Management, based in Naples, Florida.

All four associations have a board of directors: there are five POA board members; the Carriage Homes and Courtyard (I) boards each have three; and Courtyard II has five members. With more activity to manage, the POA Board meets on a monthly basis (every fourth **LAST?** Tuesday) and has an annual homeowners' meeting held in March. The three sub associations traditionally meet twice a year – an annual meeting in March and a meeting in November to approve the following year's Budget.

Among other responsibilities, each board develops and, with a majority vote of its board members, approves its own budget to allocate spending for the following year. Each association has a budget period that coincides with the calendar year (Jan. 1st through Dec. 31st). The three sub associations collect yearly fees (currently billed monthly) from its members. A portion of these fees is used to fund the budget of the POA. This process and how it works will be described in our next edition of Bell Tower Notes II.

See Bell Tower Governance, P. 10 

Bell Tower Governance (Continued from Page 9)

While the Master POA Board and the sub association boards are responsible for each of their numerous duties, there is not a designated governing group that oversees all four of these associations. Specifically, this includes the selection of a property manager that contractually works for all four. Thus, if or when a change in day-to-day management is considered, this is the duty of the four association presidents – Master POA, Carriage Homes, Courtyard I and Courtyard II. 🏠

DID YOU WANT TO KNOW?

By Jim Stewart



Q. What are those metal poles by all of BTP's storm sewers?

A. In case you haven't learned by now, they were put there to alert workers where we would have sewer backups in the event of very heavy rains or heaven forbid a surge from a hurricane. Although if Ian didn't get any closer than it did, the prospect of a hurricane surge seems unlikely.

Q. How many courtyard homes have swimming pools at BTP?

A. As reported in the past, there are 190 courtyard homes. There are pools in 92 homes as I counted using Google Earth. A few other homes might have just hot tubs, but they did not show up on my search.

Q. Do you know how much you pay for the checks you use with your bank account?

A. I almost fell off my chair when I realized what I was paying. My latest order cost me \$24.99 for 80 checks and \$16.11 for shipping. That's 51 cents per check! And first class postage is now up to 66 cents. That means if you mail your payments, it will cost you \$1.17. Being old fashioned, I was slow to allow companies to withdraw my payments from my checking account. However, I have made the switch. One exception is our Think Utility Services (our water company) charges a processing fee of \$2.95. So I guess I will continue to mail them my check every month. FYI -- In talking to my bank, I was told if you order checks at your branch, they can have the checks delivered to the branch free of charge to save freight charges. And if you really want to be thrifty, when you go to the bank to get some cash, instead of writing a check, simply fill out a withdrawal slip found on their counter.

Q. And talking about banks, did you know there are 293 ways to make change for a dollar? Now when you cash a check, you know why the tellers ask you how you would like the change.



Did You Want To Know? (Continued from Page 10)

Q. Did you hear the rumor that some new strain of bass has come to Lee County waters? Boat Captains did not have any idea what bait to use to catch them.

A. But! Walmart to the rescue. They have garlic-scented nightcrawlers. And if the fish are not biting, I guess you could just fry up the worms for a sandwich.

Q. Even though I am one of the most trusted reporters left in journalism, why do some people still try to prove me wrong?

A. Things like “grapes explode when you put them in the microwave” and “a dime has 118 ridges on its edges” and “there are 31,556,926 seconds in a year” most of my readers will accept as fact. But there are a few that will spend countless minutes to check me out. Here is a tip for those folks. When you are testing the grape event, have several paper towels handy!

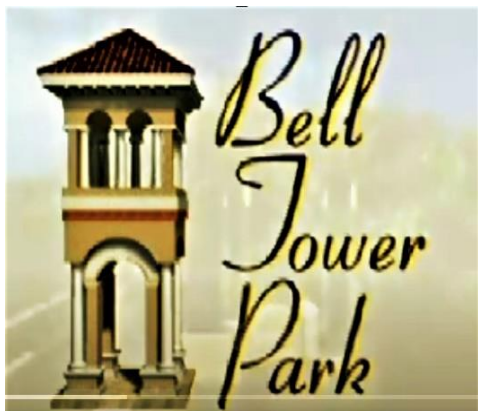


Q. Well, which is it?! . . . “Courtyard”, “Courtyard One”, or “Courtyard Two?”

A. We commonly hear these days the original Courtyard Homes neighborhood referred to as Courtyard “One”. Its short legal name is still “Courtyard Homes”, without any number behind it. In the process of creating the new section of Courtyard-style residences, that area became legally designated “Courtyard Homes II”. Soon, an almost unconscious inference emerged to call the original neighborhood “Courtyard One”. To try and keep up and keep everything straight, this newsletter has adopted the convention of using “Courtyard (I)” and “Courtyard II”, with the parentheses being a reminder that the “I” is NOT part of the official name. Yes, we know some of our readers (especially long-time residents) will consider this “TMI”. Sorry!

Q. Have you ever seen one of the original promotional videos made for BTP when it was just a “gleam in the eye” of developer Robert Hensley?

A. Probably put together around 2002, this computer-generated animation effort reflects the low-resolution technology of the day, as evident in the title slide at left. Well, it was re-discovered and posted up on YouTube around 2016, and in the seven years since, it has garnered only about 100 views! That may change after folks read this article. It runs about 7-1/2 minutes. See if you can spot the segment where the fake drone flies past a section of Carriage Homes that were scrubbed in favor of the Courtyard design.



Click this link to view: [Bell Tower Park Promo Video](#)



Light at the end of the tunnel?

Friday, August 5th, 2023 . . .

(DRUM ROLL, PLEASE!)

Here, a crewmember holds the

- last piece of old tile from the
- last “strip-off” of the
- last roof of the
- last Courtyard II Home of the
- last (for now) residential roofing project in Bell Tower Park. Offices yet to go! This home is just north across Cheshire Drive from the small pool. The first Courtyard (I) tile came off on October 24th, 2022.



WHAT'S NEW ON THE BTP WEBSITE?

By John Fuller

A few signs of progress can be seen in the effort to post useful information on the BTP community website (a.k.a. “FRONTSTEPS”). **TIP:** The clickable links in this article to our website behave differently depending on the destination. If the target is **any** website page, that page should appear. **Click your “back” button to return to the newsletter.** If the target is a document, it will automatically download (without much fanfare!) to your “Download” folder.

First of all, **WOW!** The “Calendar” function is finally up and running! Looks like Cait gets the thanks for figuring that out. Like an increasing number of features, this will provide a “live” source for finding the time and place of wha’s happenin’ in Bell Tower Park. This will cut down on sifting through your email inbox for that damn message that came awhile back with the meeting date/time/place. This reference will be there whenever you need it. On the calendar, clicking on or floating your mouse cursor over an item will reveal further details of the event. Here are the tabs to click on the dashboard: ***MyReservations&Requests/Calendar***

- or, click this link: [BTP Calendar](#)

The “Events” list also now is active and linked to the calendar. Each event has a “View” button which displays some minimal detail for now. Here is the path:

MyReservations&Requests/CommunityEvents

- or, click this link: [BTP Events List](#)

See What’s New on Website, P. 13



What's New on Website? (Continued from Page 12)

A fundamental step was also taken by the office to actually create new folders to hold content. The folders needed to be named and located in a logical fashion so that residents can find what they are looking for. One example is the set of folders that were created for each committee where they can store and archive news about their work.

As of now, only one of those committee folders has content, which is the **Amenities Committee**. Yes, the content there is only a single document, but it is a document that demonstrates some solid work in inventorying BTP assets and tagging those that are in need of repair or replacement. To find that document from the dashboard, follow these tabs:

Documents&FAQs/Community Documents/Committees/Amenities

- or, click this link: [Amenities Committee "Fix-It" List](#)

It is anticipated that a similar document will be created for the Landscape Committee.

Your Communications Committee requested that all previous Bell Tower Notes newsletters be kept as a reference source. Twenty-seven of those from as far back as 2011 will be found at the end of this tab sequence: ***Documents&FAQs/Community Documents/Newsletters***

- or, click this link: [Bell Tower Notes - Newsletters](#)

Another new folder contains POA President John Davenport's *Monthly Message*. It sports a new letterhead format that adopts the style of the Bell Tower Notes newsletters. Previous presidents' messages are expected to be posted soon. The website tab sequence for these is:

Documents&FAQs/Community Documents/POA Presidents Message

- or, click this link: [BTP POA President's Messages](#)

Efforts are underway to post an updatable "one-stop-shop" of information in an organized searchable format. It will be called ***Helpful To Know*** and will contain click-able links to handy information. One example of that will be a link that takes you directly to the Lee County trash collection holiday schedule without having to wind your way through the county's menu. Try it right here! **Click:** [Holiday Garbage Schedule](#) Another link would take you to the page that defines what is recyclable and what is not: **Click:** [What's Recyclable?](#)

Not real exciting subjects, 'ey? Don't judge it yet – there is much more to come!

A continuing disappointment has been the failure to provide a resident directory that is as functional as the old one was. Not everyone used it before, but many did! A recent survey of 56 residents showed that 90% wanted a restored, unified directory. We are told the technical limits in the new website can only be corrected by the FRONTSTEPS I.T. gurus in Colorado. Our CAM said he



is in the early phases of getting to know those folks to see what can be done.



PickleWhat?

By Ann Granatino

As I prepared to retire from full-time employment back in 2019, the number one question I received from friends, family, and colleagues was, “Are you going to play pickleball now?” I would reply, “What’s pickleball?” One by one friends would tell me they just joined a pickleball team, one by one they invited me to play. I was told it is a cross between badminton and tennis, two sports I did not play. Upon retiring I moved to SW Florida. The first community I moved to had a very enthusiastic pickleball team. I was way too intimidated to want to play with that group. I kept my distance from pickleball and left it to the pros.

However, this year, when I took off for my annual week on Cape Cod with my sister-in-law, Karen, we both had the pickleball bug. While on the outer Cape, we frequent the local gym, Willy’s World, on a one-week membership. This year Willy’s World had a pickleball instructor and we signed up for a class. The teacher, Silvano, was wonderful – kind, encouraging, and most importantly, patient. In an hour he had Karen and I playing happily with a group of newbies (albeit a couple of lessons ahead of us). It was a great workout and fun. We were sorry to leave Willy’s World and Silvano and look forward to returning next summer.



The author and her sister-in-law (with green paddle) eagerly await their first pickleball class in Eastham, Massachusetts

Upon returning home, I started researching a bit of the history of pickleball. Right off the bat (or should I say paddle) I learned that it was first formed in 1965. I was SHOCKED, thinking it was something from the new millennium. A member of the U.S. Congress from Washington state, Joel Pritchard, and his friend, Bill Bell, came up with the game as something to entertain their children while on vacation on Bainbridge Island. They found some badminton equipment and substituted some of the rackets with ping pong paddles as there were not enough badminton racquets available. With no birdies to use, they substituted a plastic ball, with holes like a Wiffle ball. After tinkering a bit, they lowered the net and created a set of rules, similar to badminton. Thus, pickleball began. Initially, growth was very slow, but steady. Each year new people played and by 1976 the first Pickleball Tournament was played in Washington. By 1990, it was being played throughout the United States. One hundred players entered the Arizona Senior Olympics in 2001 to compete in pickleball, within two years the number was 300. By February of this year, USA Pickleball membership stood at 70,000 and is still growing. It has trended as the fastest growing sport in the USA for the past two years

Like many communities, Bell Tower Park offers pickleball played on modified tennis courts. During the summer, players gather on Wednesday, Saturday and Sunday mornings from 8-10. In

See PickleWhat?, P. 15 ➡

PickleWhat? (Continued from Page 14)

TOP

the fall, the schedule changes to Wed/Thur/Sat & Sunday from 8:30-10:30. Interested residents are encouraged to show up during these hours and join in the fun.



CORNER

*The Carriage Homes Board has offered to send along news from that sub association. **BTNII** is pleased to be able to post content from any of the sub associations as it becomes available.*

Greetings from the Carriage Homes Board of Directors. We're almost halfway through hurricane season and encourage you to stay alert and develop a plan to keep your home and family safe. Speaking of hurricanes, the Association is still in litigation with FIGA to try and recover expenses associated with repairing damages to 24 of the 36 buildings impacted by Hurricane Irma in 2017. The Board will keep you updated at key milestones as the claims continue to crawl through the legal process.

The Annual Meeting and Board Organizational Meeting were held on March 30, 2023. Two of the three Board positions were up for grabs this year. However, written notifications were only received from two individuals indicating their desire to run for the open Board positions. **Matthew Christie** and **Martha Harrie** both return to the Board by acclamation.

The Board appointed the following 2023/24 officers:

President **Robert Garland**
Treasurer **Martha Harrie**
Secretary **Matt Christie**

We are also continuing repairs and building inspections associated with Hurricane Ian, which made landfall in our backyard on September 28, 2022 as a Category 4 Hurricane. The Association received an initial payment for damages from Citizens, our insurance carrier. The initial payment was based on assessments performed by Citizens' adjusters. Additional claims may be submitted based on subsequent evaluations currently being performed by third-party inspectors on behalf of the Association. We've completed the initial drone inspections of the roofs and hope to have additional roofing and building inspections performed soon. As you know, there's a backlog of work for building inspectors and contractors, and the neighborhoods throughout our region that received severe damage from the catastrophic storm are being prioritized! We appreciate your continued patience.

See Carriage Homes Corner P. 16



Carriage Homes Corner (Continued from Page 15)

Cardinal will notify residents prior to the inspections. In the meantime, please notify our management company if you see additional damage that resulted from the hurricane (i.e., tile slippage, etc.).

Until next time, stay safe and cool!



A SOGGY BUT HAPPY HOUR ENJOYED

Pictures from Kim Walerius, Social Committee Chair



Here are a few peeks at the August 3rd event at the Clubhouse. Rain storms chased us all inside, but spirits remained high.



A Closer Look at Selected BTP Rules & Regulations

By Ron McEwan

As owners of property in Bell Tower Park we've all, or should have all, received a copy of the *Amended and Restated Rules and Regulations for Bell Tower Park Property Owners' Association*. It was last revised in March, 2018.

As a gated community within the State of Florida, we're subject to rules and regulations designed to maintain a degree of conformity plus help enhance our property values and personal safety. This nineteen-page document is a valuable guide in terms of activities, or dos and don'ts, within the community. There are two sections to the document:

1.0 Use Restrictions --- This section is derived from the *Declaration of Covenants of the POA* and specifies twenty topics or areas of use within BTP.

2.0 Administrative Rules and Regulations - There are eight, often broad encompassing areas in this section, often with several sub-sections, where specific rules and regulations apply.

At times, these rules and regulations can seem a bit restrictive, but adherence to them by all owners, renters, families, visitors and the like is important to maintain consistency and continuity here in the community.

So, the Communications Committee has been asked to launch a new series in our *Bell Tower Notes II* newsletter, highlighting two important rules/regulations per edition. In this issue we're addressing:

1.20 Leasing/Rental -- Often times, unit Owners choose to rent or lease their property. BTP enjoys a stable ownership group. While the community has seen a good deal of ownership turnover of late, our new owners have contributed to our stable situation, helping to prevent transient activity. There are specific rules though that help enforce this stability, helping protect property values and again, overall community safety.

The statute reads --- **"Only entire Living Units may be leased. The minimum leasing period is thirty (30) days. No Living Unit may be used on a 'time share' basis."**

Also, the lease document must contain a signed agreement by the tenant to abide by restrictions contained in the community governing documents. These documents must be provided to the lessee by the owner. If a violation occurs, a tenant may be liable for damages, termination and eviction.

The POA may file suit against either the owner or tenant to recover POA costs and expenses -- including attorney fees/costs, through a lien against the rented property. All solicitations for

See BTP Rules & Regs, P. 18 

BTP Rules & Regs (Continued from Page 17)

rentals/leases must adhere to these regulations as well. If they do not, the owner is subject to a fine for each calendar day in violation.

The rules and regulations outlined in section 2.0 can at times be rather lengthy – in particular, parking regulations, regulations for hurricane shutters, rules pertaining to our amenities, and the like. We'll touch on those in future editions.

2.5 – Resident Damage to Gates - One problem that unfortunately occurs too often is damage caused to our vehicle entrance gates. These incidences usually happen due to negligence: people not paying attention, people trying to tailgate into the community, careless vendors, etc.

Key here is that these incidents are usually recorded on cameras monitored by our security company, Envera, and these incidents are identified and traced by community management. So:

“Owners [or perpetrators] will be asked to pay for the total actual costs incurred by the POA plus a fine of \$100.00 for any unreported-gate/arm damage caused by the owner and/or their guest, vendor, renter, etc. Notification of the amount of the total actual costs shall be provided to the party responsible for the damage. If this event went unreported the offending party shall be given notice of the \$100.00 fine in accordance to the guidelines as set forth by the Florida Statutes.”

TOP



By Ann Granatino

CORNER

“A verbal contract isn’t worth the paper it’s written on.”

--- Samuel Goldwyn

The Communications Committee plans to share information on a specific contract in each newsletter. As you can imagine, the POA is party to many contracts. It can be confusing looking through them and sorting the details. We hope to share the details with you, to remove some of the mystery of contracting and make life that much easier. We begin with this issue taking a look at our pest control contract, *starting on the next page.*

All contracts are available to property owners on our web site following the tabs:

Documents&FAQs/CommunityDocuments/Contracts/POA – or click: [BTP Contracts](#)

See Contract Corner, P. 19



Contract Corner (Continued from Page 18)

The Bell Tower Park POA has a long-standing contract with Bugs-Or-Us, a local pest control company, for interior pest control service, on an as-needed basis. The contract covers most of the common pests found in our units, to include, among others, ants, earwigs, carpet beetles, mice, spiders, bees and wasps. One item not included is rat extermination. Property owners are responsible for proper rat control in their units.

A full list of all pests treated can be found in the contract posted on the Cardinal web site, as noted above. In addition, Bugs-Or-Us provides exterior service, every other month on a weekly rotation.

Bugs-Or-Us, Inc. was recently acquired by PURCOR Pest Solutions, but still operates under the Bugs-Or-Us name. To request service, please call them at **(239) 337-4484**. To easily process your request, they ask that you reference account number **277080**.



DIY & PIY LANDSCAPING?? NOT SO FAST, FELLA !

By John Fuller -- *Who wishes Annie could keep the rodent from her article sneaking into my article! RATS!!*

Situation:

You have inquired at the BTP office about having a landscaping change at your residence done as part of common area community work and expense. If the answer involves:

- being put on a waiting list that is longer than you are willing to wait
- and/or -
- the funds simply are not available

What is your alternative? If you decide that the project is affordable for you, you may do it yourself and pay it yourself. But of course, there is still a procedure that must be followed to get community approval. Failure to do so will likely lead to the unhappy situation of your new work being removed at your expense. The “beg for forgiveness” method has a poor track record of success here. To avoid many headaches, first take a look at this subject on the last two pages of our BTP POA rules and regulations which can be found on the website by following these tabs:

Documents&FAQs/Community Documents/Documents/POA

For the addition, removal or replacement of any plants, sod or ground cover, you need to check your choices against the BTP approved plant and material list.

See DIY Landscaping P. 20



DIY Landscaping (Continued from Page 19)

Once you have confirmed you are in compliance with that, find and complete the BTP Architectural Review Committee application form – a.k.a. the “ARC” form. It is available at the office. Your contractor should be able to complete the application, then have you sign it for submission. Or, fill it out and turn it in yourself.

If you are contracting with a commercial landscaper, the form will ask for the contractor’s name and proof of license and insurance. There is a space on the form for you or the contractor to demonstrate your artistic skills by drawing a sketch of the project. If no county approval is required, the ARC form may be approved within a few days, depending.

If any digging is involved, your contractor (or you) will have to make arrangements for locating buried utilities. One problem here is that the locators will not be able to find irrigation water lines, so ask for the irrigation maintenance people to do that or make their best guess.



[Having trouble logging in to the new BTP website?](#)

Most solutions are relatively simple, and Cait will gladly troubleshoot your sign-in issues. Email her at: c.tetrault@cmgflorida.com

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

BOARDS & COMMITTEES

**Occasionally a need may arise to re-schedule a meeting -- proper notice of that will be sent to residents.*

<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	3rd Thursday, 2 pm	Clubhouse	Ken Downing
Amenities	As Needed	by notice	Keith Miller
Safety	As Needed	by notice	David Shaw
Communications	1 st Thursday, 1 pm	Clubhouse BTPCommunications@hotmail.com	John Fuller
Social	1st Tuesday, 4 pm	Clubhouse	Kim Walerius
Finance	As Needed	by notice	Martha Harrie
Fining	As Needed	by notice	[None Required]

As of now, messages for board or committee members should be sent to the office. The CommComm is using a generic email address (see above) which is monitored by one of its members.

BELL TOWER NOTES II - Volunteers

Contributors:

*Beth Champion
Dee Isakson
Ron McEwan
Ann Granatino
Kim Walerius
Mary Perfette*

Proofreading:

*Dee Isakson
& CommComm*

Photography:

*Kim Walerius
Jim Stewart
Kathleen McClanahan
John Fuller
Dee Isakson*

Event Calendar Tracker:

Ann Granatino

Editor & Layout:

John Fuller

Office Contacts

Association Manager:

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

Assistant Manager:

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

SPECIAL ACTIVITIES or EVENTS

By Ann Granatino

<u>EVENT</u>	<u>DATE & Time</u>	<u>LOCATION</u>	<u>CONTACT</u>
Poolside Happy Hour BYOB & an appetizer to share	Aug 3, 4:30-6 pm <i>(Yes, we know!)</i>	Community Pool	Kim Walerius kawalerius@gmail.com
Chill & Grill	Sept. 23, 5-7 pm	Community Pool	Kim Walerius kawalerius@gmail.com
Morning Mingle Coffee Welcome new residents & Welcome back seasonal residents	Oct. 8, 9:30-11 am	Clubhouse	Kim Walerius kawalerius@gmail.com
Halloween Party	Oct. 28, 6-9 pm	Clubhouse	Kim Walerius kawalerius@gmail.com
Bull Session on TV remotes (Tentative – Stay Tuned!)	TBA , 2 & 7 pm (October or November)	Clubhouse	John Fuller

***Since Cait has the website calendar up and running,
that will be a more current source for these events,
as well as the usual office blast mails.***

