



Bell Tower Park Property Owner Association's

# AMENITIES STATUS REPORT

*Published by your Amenities Committee*

The members of the Amenities Committee have been tasked with evaluating the array of amenities within Bell Tower Park. The following is a comprehensive report on their findings. This report provides a roadmap for the Property Manager and POA Board of Directors to follow to develop a plan of action on correcting deficiencies noted in each area within this report.

**Most recent corrective actions or efforts are depicted in Bold Red Font.  
Subsequent reports will remove items that have been corrected.**

**Disclaimer:** Some of these deficiencies can easily be rectified through timely and proper maintenance. Other deficiencies may be more complex and take more time. Finally, some of the deficiencies noted require funding that may not be available at this time but still, however, will need to have a plan of action to be addressed.

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## **Sports Court**

**Court Description:** One full court basketball area and two double Pickleball courts on a 75’ L x 50’ W hard surface. The composition appears to be an acrylic layer over approx. 2” asphalt (or less) subbase, over an aggregate base. The age of the court is between 18-20 years old. Asphalt courts have a life expectancy of approx. 15 years.

**Court Condition:**

- **Issue - Fencing:** some fencing is off vertical due to hurricane; this is a claim issue with our insurance carrier.
- **Issue - Surface:** Surface coating has developed excessive cracking which will require analysis to determine whether the cause is an issue with the surface coating or an issue with the asphalt base. There is also minor pooling of rain water, especially towards the south side of the court.
- **Issue - Basketball:** One net has deteriorated and needs replacement. Backboard posts have significant rusting at the base.
- **Issue - Sub-base Failure:** Some possible reasons are the age of the court, marginal asphalt aggregate depths used at the time of the installation etc.

**Approaches:**

- Secure a professional analysis to determine the causation and identify the areas causing the failure.
- Identify approaches for cure, analyze pros and cons of each and decide upon the best approach to be taken.
- Secure a cost-to-cure estimate for planning.
- If Remedy is to repair, determine the funding source (budget or reserves) and determine funding availability in order to determine a schedule for repair.

- If Remedy is to replace, determine the timing for when the required funding would be available in order to determine scheduling of any replacement. If funding is not available in the immediate, determine if repairing would be implemented in order to bridge the timing issue

**Recommendations:**

Short Term Recommendation/Reserve Transfer: Once the cause, the cure and the funding estimate to cure is determined, proceed with the process for transferring the Sports Court into the Reserves.

Immediate Term Recommendation/Replacement: If the analysis indicates that the surface cracking can be remediated at a reasonable cost and that the remedial work would last for a reasonable period, then proceed with remedial work. If not, the recommendation is to review an option that calls for the complete replacement of the Sports Court. The intermediate time frame is based upon allowing sufficient time to accumulate the required funding in the Reserves.

Recommendation is based on:

- 1) court’s actual age (18-20) versus the actual usual lifetime age (15),
- 2) the appearance that the initial installation incorporated materials at depth levels less than generally recommended for hard courts,
- 3) that repairing the cracks is at best a short term option.

The replacement court should be of the same size of the existing court in order to eliminate any substantial increase for the expansion of Pickleball courts, including site work, fencing requirements, etc. Price estimates indicate an average price range for replacement of between \$40,000 and \$75,000.

***We currently have two quotes to deal with the Sports/Tennis Courts issues and are awaiting a third which should be here within the next week. Once the third quote is received, the Board will work with the Amenities Committee to evaluate the three quotes and make a recommendation to the Board.***

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## **Tennis Courts**



**Court Specifications:** the surface is clay (Har-Tru). The area sizes are: Two doubles courts at 36’ W x 78’ L and an overall surface area of 120’ L x 114’ W or 13,750 SF. Equipment includes two double size adjustable stationary nets at a center height of 36”, two sets of drag brushes, two sets of line rollers, two scoring posts and center canopy bench.

**Maintenance Requirements:** A maintenance contract costs \$1,100 per month or \$13,200 annually subject to future price increases. The clay material requires removal of the old and installation of new material every four (4) years. The last time the cost was approximately \$20,000, while the next time, which happens to be scheduled for 2024, will be between \$30,000-\$40,000 per our Property Manager. The next four year cycle may cost even more. With future increases with every subsequent four year cycle.

**Current Condition:**

- **Playing Surface:** Marginal at best, has about reached its replacement cycle. The monthly maintenance does not appear to being done to the full extent of the contract or the contract does not adequately reflect the proper care required for this type of court. Nor does it appear the players are completing the appropriate raking of the courts after use.
- **Canopy Bench:** Frame is showing rust. The metal bench has extensive rust and rot
- **Gates:** East side gate and West side double gates show rust, along with rot at the bottom of the posts on the west gate. West gate does not close or secure properly.
- **Fencing:** Some issues with fencing are insurance related, but the frame work of the fencing has faded and lost color over a wide area. Eight (8) panels of wind screen are missing.
- **Scoring Posts:** Numbers are faded and one post needs to be re-secured in an upright manner.
- **Maintenance Required:** One line roller brush appears to be broken or missing proper fastening parts

**Recommendations:**

**Short Term Recommendation/Maintenance:** Review maintenance contract to determine compliance or adequacy of the contract. Establish a schedule to proceed with repairs to gates, canopy bench, and scoring posts. Decide if we wish to replace wind screens that are missing.

**Intermediate Recommendation/Fencing:** Consider replacing fencing at future date.

**Intermediate Recommendation/Surface Replacement:** Consider converting both tennis courts from clay to asphalt. Any such consideration would include reserve funding and member voting requirements. Waiting on costs from vendors contacted.

- Life expectancy of hard courts would be 15-20 years with periodic maintenance for resurfacing/sealing at a cost of approximately \$2,000-\$3,000 per maintenance.
- compared to clay courts, whose four-year maintenance cycle will continue to increase considerable as each four year cycle approaches. The cost of hard court conversion could be recouped in approximately 4-6 years.

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## Pickleball Courts



**Current Amenity:** Pickleball is provided to the community through doubles courts located on the community's Sports Court along with two mobile pickle ball nets.

**Current Status:** The playing surface has numerous cracks (See Sports Court Review). They also have low areas where water sits when we have rain. The framing of the pickle ball nets are rusting. The number of pickle ball players vary depending on the season. There are two benches behind the Sports Court in the shade. The bench on one has rusted off and the other is loose.

**Expansion Considerations:** Three possible areas of expansion are: Sports Court, Tennis Courts, or New Court.

**Option One: New Court** - Land required for additional stand-alone pickle ball courts is not readily available and would require additional site work. Average cost for a new court would be approximately \$60,000-\$80,000.

**Option Two: Sports Court Expansion** - Increase existing court length from 75 LF to 120 LF thus accommodating four courts (two north doubles and two south doubles) while maintaining a north/south orientation. This requires the addition of 2,225 SF of surface area, relocation of 1-2 trees, possible relocation of underground services, fencing modifications and nets etc.

**Option Three: Utilization of Existing Tennis Courts** - Conversion (separate report) of the Tennis Courts surface to a hard surface, provides opportunity to expand the number of pickle ball courts from two to four.

### Recommendations:

**Intermediate to Long Term Recommendation/Option Four- Tennis Court Surface Conversion:** The recommendation would be to tie consideration of any pickle ball court expansion to any decision to convert or not convert the Tennis Courts to hard surface. Utilizing converted hard surface Tennis Court is the most cost effective in relationship to any pickle ball expansion.

Remove and replace the two benches behind the Sports Court.

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## Bocce & Shuffleboard



**Long Term Recommendation/Feasibility Study:** Consider conducting a feasibility study/survey for the incorporation of a Bocce Court and/or Shuffleboard Court into any long range plan for the community. The two important factors concerning any expansion of the facilities is funding requirements and funding sources. While interest level should be taken into account it should not be the most important. If that were the case, then tennis, basketball and pickleball which have less

than 5% participation, would never have been included in the amenities. These amenities would offer additional opportunities for the members, especially for those who cannot participate in more physical activities. All types of amenities serve as a draw to the community.

## Rear Pedestrian Gate



**Description:** Black linear metal decorative fence, approximately 6' in height. Black metal gate with a code self-locking mechanism.

**Current Condition:** The fence and gate are in good condition. A repair code order has been placed for repair of the code pad which is currently not working. The path to the gate is a dirt/sand path which is currently clear of obstacles and vegetation.

### Recommendations

**Short-term Recommendation/Maintenance:** The fencing and gate surfaces should be kept clear of vegetation, especially any vine type of plants. The north end of the fencing currently requires attention and removal of encroaching vegetation.

**Long-Term Recommendation/Path Conversion:** Consider converting path to gate from a dirt/sand surface to a hard surface. This would allow for easier transit, reduce the effect of summer rains on a dirt/sand pathway and increase safety for pedestrians and cyclists.

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## Fitness Center



**Description:** The Fitness Center contains a variety of fitness equipment which include:

- Three Treadmills
- Three Elliptical machines
- One stationary bike
- One elliptical bike
- One recumbent bike
- A Fitness weight machine
- A Weight Room with a variety of dumbbell weights
- Two workout Benches
- Four workout Mats

**Current Status:** The equipment in the Fitness Center is in good shape all around. We have Reserves to replace equipment as needed. The weight room however has two holes in the wall behind the free weight rack. Also there is a hole in the ceiling in the main section of the Fitness Center. Touch up painting is also needed.

**Recommendations:**

The holes in the wall behind the free weight rack need to be repaired, and a piece of plexiglass should be installed behind the weight rack to keep this from happening in the future. Need to repair the hole in the ceiling, and touch up painting needs to be completed.

*The holes behind the weight rack have been repaired, and the plexiglass is being cut to size and should be installed by the end of September.*

**Touch up paint in Fitness Center - COMPLETED**

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## Clubhouse Pool



**Description:** The Clubhouse pool is the main pool within the community. It has 41 loungers, 2 six foot tables, 6 four foot tables, 6 umbrellas, 32 chairs, 2 BBQ grills and a Tiki Bar with 9 bar chairs.

**Current Status:** The pergola is in need of painting. There are a few pavers that need to be raised as they are sinking. A bolt is missing from the lid of one of the BBQ grills. A screw is also missing from the fire extinguisher enclosure. Lines are broken around the Tiki Bar area. Trees and bushes are in need of trimming. The pool and spa are in working order as of the time of this report.

**Recommendations:**

Need to budget for pergola repainting. Replace missing bolts and screws as listed. Have trees and bushes trimmed. Restrung the lines that are broken around the Tiki Bar area.

*Paint pergola – This item needs to be corrected but will be more expensive. Still waiting on quotes from contractor.*

**Elevate pavers that have sunk on main pool deck - COMPLETED**

**Replace missing bolt in one of the BBQ grills at main pool - COMPLETED**

**Repair the main entrance gate to large pool as it is not closing properly - COMPLETED**

**Remove mildew on all chairs around tables - COMPLETED**

**Repair broken chair - COMPLETED**

**Remove sign where old 911 box was located and paint over that area - COMPLETED**

**Get Green & Clean to replace soap dispensers in pool bathrooms - COMPLETED**

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## Avon Park Pool



**Description:** The Avon Park Pool is the ancillary pool within the community. It has 2 four foot tables, 1 umbrella, 2 BBQ grills and 12 loungers.

**Current Status:** The pool and spa are in good working order as of the time of this report. The chairs around the tables are badly stained with mildew. The pergola needs to be repaired and painted. Entrance gate lock is broken. Grill ignitors do not work. Safety ring is in need of cleaning. There is no cap on the outside electrical box. The counter top can be lifted up. The storeroom has the old table and an old lounge in it. The water fountain looks rusted on the sides. The light switch in the ladies bathroom is broken. The storeroom does not lock.

### Recommendations

The chairs need to be thoroughly cleaned. The pergola needs to be repaired and repainted. Grill ignitors need to be replaced. Safety ring needs cleaning. Replace cap on electrical box. Repair entrance gate lock ASAP. The counter tops need securing. The broken light switch needs replacing. The broken lounge and table in the storeroom needs to be disposed. Repair lock on storeroom door.

**Remove mildew on all chairs around tables - COMPLETED**

***Repair and paint pergola- This item still needs to be corrected but will be more expensive. Still waiting on quotes from contractor.***

**Replace ignitors on BBQ grills at small pool - COMPLETED**

**Clean safety rings at small pool- COMPLETED**

**Replace cap on outside electrical box at small pool - COMPLETED**

***Repair lock on north side gate - Obtaining proposals to install a new gate as old one cannot be repaired.***

**Replace light switch cover in Avon Park Pool ladies restroom - COMPLETED**

**Repair broken chair - COMPLETED**

**Paint floor area that was power washed - COMPLETED**

**Remove and dispose of old table and lounge in storeroom at small pool - COMPLETED**

**Clean water fountain at small pool - COMPLETED**

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## Tot Lot



**Description:** The Tot Lot is a playground area for our younger residents. It contains a variety of slides and climbing apparatus as well as a yellow bus type ride.

**Current Status:** The yellow bus is rusted badly and needs replacing. There is mildew on the signs, bench and fencing. Bolt is missing from screw that attaches on the top near the slide. White ladder where it connects to the platform is rusted but solid. The ground cover is mulch and could be a danger if child falls. Top cap is missing from one the fence posts.

### Recommendations

The entire Tot Lot is scheduled for replacement based on Reserve account. This needs to be scheduled as soon as possible.

*We have money in the Reserves to replace/repair the yellow bus and place rubberized mulch throughout the entire Tot Lot. We need to contact vendor(s) and have this completed by November 1st when season starts. Quotes are being obtained for potential replacement costs.*

**Get Envera to place cover over exposed wires in box outside of Tot Lot - COMPLETED**

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## Roadways & Signs



**Description:** Bell Tower Park has numerous types of signs that include speed, street name, Neighborhood Watch, and speed bump along the numerous roads within the community. Various types of street lighting are installed.

**Current Status:** Due to hurricane Ian, many of the lights, street name signs and others were damaged or destroyed. The roadways are currently in good shape. There are some sections that are beginning to crack and may need patching.

### Recommendations

According to our CAM street signs are on order. Speed signs are being erected by our maintenance people. Roadways should be evaluated to decide on the best approach to deal with cracks.

**Install Neighborhood Watch signs as discussed - COMPLETED**

**Install 15mph speed limit signs throughout Park - COMPLETED**

Contact new Towing company and have them install new towing signs at each entrance gate - COMPLETED

*Have areas on roadways that are cracked or sinking repaired - Quotes are being obtained to repair these areas. We have funding in the Reserves to deal with the cost.*

Continue to contact FPL weekly to replace broken streetlights that were damaged during hurricane – On-going calls are being made to FPL, but they can only say they will get to it when they can.

*The following items need to be corrected and will be more expensive, but we need to come up with plan to correct them:*

*Remove all parking stops and replace with new rubberized ones that would be more sustainable over time. We are obtaining quotes to purchase new parking bumpers. The funding should be in the roadway Reserves to handle the cost.*

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## Clubhouse



**Description:** Bell Tower Park has a main Clubhouse that is used for a number of community events as well as being available to rent for private events. The Clubhouse consists of 6 tables, 24 chairs, a pool table, a small kitchenette area, 6 high top bar chairs, a sitting area with sofas and chairs and a TV. There is an area just outside the Clubhouse that has one of the community's old tables and four chairs.

**Current Status:** The overall condition of the Clubhouse is good. The entire area was renovated 3-4 years ago. This included new paint, window shades and furniture. The pool table was recovered as well. The glass table tops have developed a haze on them. There is slight ceiling damage due to hurricane Ian. The roof of the Clubhouse is damaged as well from the hurricane.

### **Recommendations:**

The glass table tops need to be lifted and cleaned to eliminate the haze. The ceiling damage will be repaired once the roof is replaced. Overall the Clubhouse is in very good condition.

*Remove glass tops on table in Clubhouse and clean to eliminate the haze that has developed. This should be completed by the end of next week.*

Touch up paint in Clubhouse- COMPLETED

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## Fountains



**Description:** Bell Tower Park has three fountains. One located on the lake on the west side of the Office, one on the north side of the Tot lot and one located on the east side of the Sports Court.

**Current Status:** Currently two of the three fountains are not operable. The vendor has been notified numerous times for repair.

**Recommendations:**

Have both fountains repaired as soon as feasible and make sure timers are set so they all come on at the same time.

**One fountain has been repaired, so now only one is not operable.**

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