

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: September 26, 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 – Absent – submitted resignation
- Paul Niss – VP – in-person
- Jodi Harrison – Secretary – Zoom
- Ron McEwan – Member at large – in-person
- 8 Participants on the bridge
- 15 Clubhouse attendees

III. Review and consideration: August meeting minutes

Motion to accept and minutes accepted – August meeting.

1st – John Davenport

2nd – Paul Niss

IV. Treasurer's Report

- Joey Raines – Provided by email - overview on the documents shared by Cardinal – August highlights include:
 - The only item of significance is the expenditure of \$29,658 for Natural Preserve Area Maintenance.
 - It consists of \$21,708 for trimming of the Preserve and \$7,950 for the Nature Path.
 - We are over budget by \$25,821 for the year in this category.
 - The Special Assessment Income recorded in July has not been corrected yet.
 - Some of the expenses were netted with the Income.
 - This is only a reclassification and does not affect Net Income.

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

- **Club house** – Replaced leaking soap dispenser with new foam soap dispensers.
- **Club house pool** – Leaking Sensor Tube to pool ORP.

- Installed new 15 timer on spa.
- Installed a new pump and motor on spa.
- **Avon Park Pool** – Replaced pool rail cover.
- **Gates** – Replaced Swing Gate Posts.
 - Envera replaced a failed module causing a failsafe opening code to the 41-entrance gate.
- **General** – Installed new 15 & 25 MPH speed limit signs on all roads.
- **Drainage** – Our contractor will start work on multiple locations.
- **Landscape** – Will discuss during new business.
- **Irrigation Repair** – Waiting for the contractor report.
- **Aerator repair** – None
- **Fountain repair** – Still waiting for Fountain 3 warranty 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 – Meeting - October 3rd – 4P
 - **Sep** – Grill & Chill – fun event
 - **Oct** – Coffee, Adult (family) Halloween party, Trunk or treat.
 - Watch for notices and community postings.

- **Building & Amenities** – **Keith Miller** / John Davenport – Meeting - TBD
 - Minor repairs are being completed.
 - Reviews continue for tennis and sport courts, and shutters.
 - The small pool needs work – waiting on proposals.

- **Safety** – **David Shaw** / John Davenport – Meeting - TBD
 - Addressing violations
 - Lee County Sherriff department for community presentations:
 - 10/18 – Fraud and Scams
 - 11/01 – Personal safety
 - 11/15 – Resident / community safety

- **Landscape** – **Ken Downing** / Paul Niss – Meeting - October 19th - 5:30P
 - Discussed cost of replacement of sod in the community.
 - Discuss concerns of irrigation equipment functioning properly.
 - Will be scheduling appts to interview new landscaping companies.
 - Discuss quantity of mulch needed after sod replacement.
 - Will review plans from Landscape Architect.

- **Communications** – **John Fuller** / Ron Mc Ewan – Meeting - October 5th - 1P
 - Next newsletter Nov 14th
 - “Helpful To Know” document coming soon on BTP website.
 - A TV remote help session for the website will be held in late October.
 - Still gathering information for a possible 2nd website.

- **Finance – Martha Harrie / John Davenport - Meeting - TBD**
 - Preparing for the 2024 budget season

VIII. Old Business:

- George provided a quick rundown of the Hurricane Ian recovery updates, which will be on going for some time. Highlights for the past month include:
 - The insurance company closed our claim – we are now going to our attorney.
 - The adjuster would not walk on the roof because of the damage.
 - Fencing is approved and moving on to permits.
 - Street signs are coming back in.

IX. New Business:

- Approve new planting proposal from Green Heron
 - Total Cost of Proposal: \$15,753

Motion to accept Green Heron’s planting proposal.

1st – Paul Niss

2nd – Ron McEwan

- Approve sod replacement proposal from Green Heron
 - Total Cost of Proposal: \$6,310

Motion to accept Green Heron’s sod proposal.

1st – Ron McEwan

2nd – Paul Niss

X. Adjournment – 7:08 PM