

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: October 24, 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
- Mike Lewis – Treasurer – In-person
- Paul Niss – VP – In-person
- Jodi Harrison – Secretary – In-person
- Ron McEwan – Member at large – In-person
- 9 Participants on the bridge
- 24 Clubhouse attendees

III. Review and consideration: September meeting minutes

Motion to accept amended minutes accepted – September meeting.

1st – Ron McEwan

2nd – Paul Niss

IV. Review and consideration: Budget Workshop meeting minutes

Motion to accept budget workshop minutes accepted – September meeting.

1st – Ron McEwan

2nd – Mike Lewis

V. Treasurer's Report – representative unavailable

- No highlights or adjustments noted

– All line items are inline or below predicted spends

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

- **Club house** – Replaced exercise room air handlers fire module.
- **Club house parking lot** – Roof tile owned by sub associations needs to be moved/stored – Presidents will work with the CAM Manager.
- **Club house tot lot** – proposals are still coming in and are high \$60K - \$70K

- **Club house pool** – Replace spa skimmer flap.
 - Replaced pool Stenner pump head.
 - or treat – 6P – 7P - RSVP.
 - **Nov** –11/16 – Food Trucks at 5P – 7P at the Clubhouse.
 - **Dec** – 12/9 – Holiday Party

- **Building & Amenities** – **Keith Miller** / John Davenport – Meeting - TBD
 - No new update currently.

- **Safety** – **David Shaw** / John Davenport – Meeting – 1st Tuesday of the month
 - Monitoring the community and addressing violations.
 - 18 residents attended the 10/18 Fraud and Scams presentation.
 - Lee County Sherriff department for community presentations:
 - 11/01 – Personal safety
 - 11/15 – Resident / community safety
 - 01/10/24 – Active shooter

- **John Fuller** / Ron Mc Ewan – Meeting - November 2nd @ 1P
 - Next newsletter Nov 14th.
 - Remind residents to visit the website.
 - A TV remote help session will be held on Nov 2nd at 3 p.m. and 7 p.m. in the clubhouse.
 - The committee has gathered information on several website designers and will be reviewed at the Nov meeting and our recommendation will be presented at the November POA meeting.

- **Finance** – **Martha Harrie** / Mike Lewis - Meeting - TBD
 - 2024 budget approval meeting – November 2, 2024

VII. Old Business:

- CAM Manager provided a Hurricane Ian insurance update:
 - We are at a standstill with our insurance company.
 - The CAM Manager is scheduling a meeting with the Hurricane Law Group to see if they can assist us with our claim.

VIII. New Business:

- Appoint a new treasurer.
 - **Motion to accept Mike Lewis as the POA treasurer.**
 - **1st – John Davenport**
 - **2nd – Ron McEwan**

- Permission to close the First Citizens CD 8 months early. Due to its poor rate of 0.65% and move to a higher yield CD.
 - **Motion to close First Citizens CD early.**
 - **1st – Jodi Harrison**
 - **2nd – Mike Lewis**

- Approve Street and Sidewalk repairs. (Funded through Reserves and General Funds). Contractor – DMI Paving – Cost \$38,587.50

Motion to approve street and sidewalk repairs.

1st – Mike Lewis

2nd – Paul Niss

- Approve the replacement of three Heat Pumps. One at the Clubhouse Pool and two at Avon Park Pool. (Funded through Reserves). Two (2) Contractors – Gulfstream - \$7000.00 and Water Pure - \$5,726.50

Motion to replace three (3) pool heat pumps.

1st – Mike Lewis

2nd – John Davenport

- Approve second phase of planting proposal from Green Heron. (Funded through General Fund). Cost \$10,146

Motion to approve the second (2nd) phase of the planting proposal.

1st – John Davenport

2nd – Ron McEwan

- Approve repairs to the Avon Park pool and Clubhouse Pergolas. (Funded through Reserves). Contractor – Northern Construction – Cost \$13,500

Motion to approve repairs to the Avon Park pool & Clubhouse Pergolas.

1st – Jodi Harrison

2nd – Ron McEwan

- Review and update the Bently ARC requests to change their driveways from concrete to brick pavers.

Motion to approve individual homeowners pursuing at their own expense and upkeep driveway pavers through their sub associations.

1st – Mike Lewis

2nd – Paul Niss

IX. President Notes –

- 2024 budget approval meeting – November 2, 2024
- Sub Association Presidents invited to POA board meetings.
- A big thank you to all the committee volunteers, you are doing a great job.
 - We appreciate you!

X. Adjournment – 7:20 PM

