

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: January 16, 2024

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
- 12 Participants on the bridge
- 34 Clubhouse attendees

III. Review and consideration: November meeting minutes

Motion to accept amended minutes accepted – November meeting.

1st – Mike Lewis

2nd – Ron McEwan

IV. Treasurer's Report – Mike Lewis & Martha Harrie

- Highlights or adjustments noted – nothing unusual
- Hire than normal repairs for November but no concern as one vendor submitted several invoices at once. CAM has been asked to remind vendors regarding year end invoices and timely submission of invoices in general.
- CD situation has been corrected
- Questions answered regarding checking account interest rate
- Special Assessment questions – refer to the Hurricane Ian account for details.

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

Clubhouse Repairs:

- Replaced the flush valve in lady's bathroom.
- Quarterly AC maintenance completed.

Pool Repairs:

Clubhouse:

- Spa autofill repaired.
- The pool auto fill pipe cracked and was replaced.
- Spa Heat Pump Serviced needs to be replaced waiting on new heat pump.

Avon Park:

- No issues to report.

Gates:

- The pedestrian entrance gate at 41 was repaired.

General:

- The Pergola repairs were completed.
- Street signs no update.
- Pressure wash has been partially completed waiting to hear from Green and Clean as to when the rest will be completed.

Drainage:

- There are three (3) drainage repairs scheduled.

Landscape:

- Green Heron has completed all current installations.
- Large tree trimming is completed.

Irrigation Repair:

- Replaced pressure regulator in pump 1.
- Replaced solenoid in pump 4.
- The most recent irrigation invoice will be added to next month's report.

Aerator Repairs:

- Solitude (vendor) was out to look at the malfunctioning aerators.
 - Estimate for repair has been signed by POA President.

Fountain Repairs:

- Fountain one (1) needs new parts for light clock - on order.
- Fountain two (2) is down - still waiting for repair estimate from Solitude.
 - Cam is investigating a new company for the fountains and aerators will keep board advised.

VI. 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 – 2/6 @ 6:30P - Clubhouse**
 - **Jan 19** – Trivia night
 - **Feb 16** – Wine tasting event
 - **Mar 2** – Saturday Coffee
 - **Mar 12** – Food Trucks

- **Building & Amenities – Keith Miller / John Davenport – Meeting – TBD**
 - Happy to report the initial list has been completed.
 - FPL is starting to address streetlights.

- **Landscape – Ken Downing / Paul Niss – Meeting – TBD**
 - Final three (3) bids presented with a follow-up meeting with the preferred vendor scheduled with the Board for the 22nd at 5P.

- **Security – David Shaw / John Davenport – Meeting – 2/6 @ 3P - Clubhouse**
 - Lee County Sherriff department for community presentations:
 - o 02/28/24 – Active shooter @ 6:15P - Clubhouse

- **Communications – John Fuller / Ron McEwan – Meeting – 2/14 @ 1P @ McClanahan**
 - Recognition of Committee members’ work & **looking for one more volunteer** with working knowledge of MS word.
 - Next Newsletter target date Feb. 16th
 - 20 Residents attended the TV remote help session held on Nov 2.
 - Linda Bye prepared a flyer for Donna Cleary’s new-resident Welcome Baskets.
 - o The flyer asks for voluntary brief bios for a newsletter article series and offers hints for logging in to BTP websites.
 - Submitted a recommendation for the POA to contract RGB of Naples to build an additional BTP website.
 - o A detailed presentation will be given by RGB at a special meeting of the POA Board on January 30th.

- **Finance – Martha Harrie / Mike Lewis - Meeting - TBD**
 - No additional update.

VII. Old Business:

- o BTP Web Site Initiative - John Fuller provided update with the Communication Committee report.
- o Rules & Regulations - A copy of the proposed changes will be sent to residents two weeks prior to the approval meeting.
- o Sports court changes – CAM is completing the information package and a meeting day and time need to be set.
- o The new parking stops have arrived, and installation will start February 1.

VIII. New Business:

- Approve replacement of the pool gates at the main pool and Avon Park pool – 3 total.

Motion to approve the pool gate replacements by HFS for \$10,028.91

(paid from reserves)

1st – Mike Lewis

2nd – Jodi Harrison

- Approve new Poker groups request for exclusive use of Clubhouse two hours a week – Tuesday's 4P – 6P.

Motion to approve the poker group exclusive use request.

1st – Paul Niss

2nd – Ron McEwan

- Landscape committees' presentation on Replacement of current landscaper.

- Three bids received –

- Green Heron (incumbent) - \$492,547
- Greenscapes - \$430,309
- Estate - \$525,000

- Scheduling a meeting with potential finalist – Greenscapes.

- Approve Roof Repair Quote for Pool House, Tower, and repairs on Clubhouse. (paid from reserves)

Motion to approve Roof Repair quote by AR&SM for \$31,600.

1st – Jodi Harrison

2nd – Paul Niss

IX. Adjournment – 7:58