

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: February 26, 2024

TIME: 5:37 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

Minutes

i. Call to order @ 5:37 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
- 11 Participants on the bridge
- 35 Clubhouse attendees

III. Review and consideration: January meeting minutes.

Motion to accept the January meeting minutes.

1st – Paul Niss

2nd – John Davenport

IV. Review and consideration: Greenscapes Landscaping meeting minutes from January 22.

Motion to accept the Landscaping meeting minutes.

1st – Ron McEwan

2nd – Mike Lewis

V. Review and consideration: RGB Internet meeting minutes from January 30.

Motion to accept the Website meeting minutes.

1st – Paul Niss

2nd – John Davenport

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

- Highlights or adjustments noted – nothing unusual

- The POA is in the black
- There is one outstanding invoice for 2023 – Pressure washing - \$24,800
- One note – the fire suppression invoice was billed for the full year instead of monthly – this will be amended.

VII. Community Manager’s Report: No report this month, many other activities this month.

VIII. 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 – 3/5 @ 6:30P - Clubhouse**

- **Mar 2** – Saturday Coffee
- **Mar 12** – Food Trucks

- **Building & Amenities – Keith Miller / John Davenport – Meeting – 2/29 @ 1P - Clubhouse**

- Votes passed in earlier meeting to amend restrictions of common areas and to add the sports courts to pooled reserves for maintenance, repairs, and replacement. The committee will now move on to quotes/bids for the project.
- New parking bumpers are being stalled.
- Street signs/stop signs are starting to come back.

- **Landscape – John Woodard / Paul Niss – Meeting – 3/4 @ 4P - Clubhouse.**

- Working with Greenscapes on the contract.

- **Security – David Shaw / John Davenport – Meeting – 3/5 @ 3P - Office**

- Committee shared BTP had a good holiday season.
- The committee is looking to add new members.
- Lee County Sherriff department for community presentations:
 - o 02/28/24 – Active shooter @ 6:15P - Clubhouse

- **Communications – John Fuller / Ron McEwan – Meeting – 3/14 @ 1P - Clubhouse**

- Newsletter sent out Feb. 16 – initial feedback the community likes all the photos.
- Meet the POA candidates meeting scheduled for 3/13 at 7P in the clubhouse.

- **Finance – Martha Harrie / Mike Lewis - Meeting - TBD**

- No additional update.

IX. Old Business:

- o Parking stop replacements are well underway. New signage will be added soon.
- o Roof tile owned by the sub-associations still needs to be moved from the clubhouse parking area.

X. New Business:

- Review and approval of Chris Pope's (BTP attorney) recommendations for Greenscapes Contract for landscaping.
This has been delayed until the POA legal changes are sent to Greenscapes and approved by the vendor.

- Approval of the Tot Lot renovation proposal
Motion to approve the Tot Lot renovation with fees not to exceed \$26,000. Included Grounds clean up, Equipment repair, Retention walls and New ground cover.
1st – Mike Lewis
2nd – Jodi Harrison

- Discussion and vote to approve RGB Internet Systems, Inc. as our new BTP/POA supplementary website provider.
This has been delayed pending POA legal review.

XI. NOTE – Next POA is 3/19 @ 6P in the Office & the Annual Meeting is 3/25 @ 6P in the office.

XII. Adjournment – 6:56