

# **BELL TOWER PARK PROPERTY OWNERS' ASSOCIATION, INC.**

## **SPECIAL Members Meeting**

**February 26 at 5:30 p.m.**

At

5100 Bell Tower Park Blvd. Fort Myers Florida 33912

Zoom Meeting ID# 852 0839 0085

### **AGENDA**

1. Call to Order, Verification of Quorum, Proof of Notice of Meeting

2. New Business

a) Voting Results

1. Pursuant to Section 6.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bell Tower Park concerning alterations and additions to the Common Areas, do you approve of the proposed alteration to change the two clay tennis courts into one asphalt tennis court and four asphalt pickleball courts as shown in the plans and specifications enclosed with the Notice?

2. Do you approve of adding the sports courts into the pooled reserves and allowing pooled reserves to be utilized for the purpose of maintenance, repair, and replacement of the sports courts as determined by the Board of Directors from time to time?

3. Adjournment

Join Zoom Meeting

Meeting ID: 852 0839 0085

Dial by your location

- +1 786 635 1003 US (Miami)
- +1 301 715 8592 US (Washington DC)
- +1 470 250 9358 US (Atlanta)
- +1 646 518 9805 US (New York)
- +1 206 337 9723 US (Seattle)

Meeting ID: 852 0839 0085

Find your local number: <https://cardinal.zoom.us/j/85208390085>

BELL TOWER PARK PROPERTY OWNERS ASSOCIATION, INC.

LIMITED PROXY

I, the undersigned, owner of \_\_\_\_\_ (address) in Bell Tower Park Property Owners Association, Inc., appoint \_\_\_\_\_ or, if left blank, the Secretary of the Association (and if he or she is unavailable, any other Board designee), as my proxy holder to attend the Special Membership Meeting to be held on February 26, 2024 at 5:30 p.m. at 5100 Bell Tower Park Blvd. Fort Myers FL, 33912. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.)

I authorize and instruct my proxy holder to use his or her best judgment on all other matters that properly come before the meeting and for which a general power may be used.

LIMITED POWERS (For your vote to be counted on the following issues, you must indicate your preference in the blanks provided below. The proxy holder cannot vote on these items for you.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER(S) AS INDICATED BELOW:

1. Pursuant to Section 6.4 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bell Tower Park concerning alterations and additions to the Common Areas, do you approve of the proposed alteration to change the two clay tennis courts into one asphalt tennis court and four asphalt pickleball courts as shown in the plans and specifications enclosed with the Notice?

YES, I APPROVE NO, I DO NOT APPROVE

2. WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Do you approve of adding the sports courts into the pooled reserves and allowing pooled reserves to be utilized for the purpose of maintenance, repair, and replacement of the sports courts as determined by the Board of Directors from time to time?

YES, I APPROVE NO, I DO NOT APPROVE

Printed Name of Owner

Signature of Owner

Date

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

Printed Name of Proxyholder

Signature of Proxyholder

Date

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

The POA Board of Directors approved to have our residents vote on two proxies. One is to place the Sports Court into the Reserves, something that has been overlooked for years and is needed to ensure proper maintenance and stability. It is necessary to place funds in the Reserves in order to be able to deal with repairs and replacement of the Sports Court surface and equipment as necessary.

The second proxy deals with asking our residents to vote on converting our tennis courts from a clay surface to a hard court surface and allowing for one tennis court and four pickle ball courts to be installed on the new hard court surface.

The current clay surface comes with an immense and rising cost factor. The residents currently pay \$13,200 each year to maintain the clay surface. Residents also pay approximately \$8,000 per year to Lee County Utilities to irrigate the clay surface on a daily basis, as we are utilizing city water. On top of these costs, every five years the clay must be replaced. The current clay surface is due to be replaced this year at a cost of approximately \$46,000, double the cost from the last time we replaced the clay five years ago. All of these costs are expected to continue to rise year after year.

By converting the clay surface to a hard court surface, we eliminate the monthly maintenance costs, as the hard court surface does not require monthly maintenance. We eliminate the cost to irrigate the surface each day as a hard court does not require irrigation. We also eliminate having to spend thousands of dollars every five years to replace the surface. The hard court surface may require resealing every four or five years at a minimal cost.

The costs to convert the tennis courts from clay to a hard court surface is being addressed by obtaining proposals from vendors who perform this type of work. We believe that the cost for the conversion will be in the area of \$210,000. There are funds currently in the Reserves as well as in the Capital Project fund that will be available to offset costs but additional funds may need to be added. With the savings indicated, the cost of the conversion will basically pay for itself over the next five years based on the following;

- \* Eliminating \$13,200 in monthly maintenance costs= \$66,000 over the next five years.
- \* Eliminating \$8,000 per year formally watering of the courts= \$40,000 over the next five years.
- \* Eliminating approximately \$92,000 to replace the clay on the current courts twice in the next five years, once this year and another five years from now.
- \* By converting the courts to a hard surface, we will save approximately \$196,000 or more over the next five years, thus recouping the initial investment we make today.

By converting the current tennis courts to a hard court surface and having one tennis court and adding four pickle ball courts, Bell Tower Park increases its property values, stays current, competitive and modern with other communities in our area, meets the growing demands of the community and ultimately saves residents the continued repetitive costs as indicated above.

**Please return your proxy by the deadline. Thank you.**

An aerial photograph of a residential area. A large, light-colored house with a gabled roof and several windows is visible on the left. To its right, a smaller, rectangular building is highlighted with a thick black border. This highlighted area contains a grid pattern, suggesting a site plan or a specific area of interest. The surrounding area is filled with trees and other buildings. At the bottom of the image, a road is visible with the text 'BELL TOWER PARK BLVD' written below it.

AREA  
OF  
SIGNIFICANT  
ALTERATION

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BELL TOWER PARK BLVD