

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: March 19, 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
- 3 Participants on the bridge
- 17 Clubhouse attendees

III. Review and consideration: February meeting minutes.

Motion to accept the February meeting minutes.

1st – Mike Lewis

2nd – Ron McEwan

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

- No report as we are meeting a week earlier than normal.

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

Clubhouse Repairs:

- Repaired panic hardware on front entrance door
- Quarterly AC maintenance completed.
- Cleared urinal drain.
- Replace flush valve in woman's bathroom.
- Repair 6 pagoda lights around clubhouse
- Repaired one set of parking lot lights need to order replacement for West pole and park lot.
- Annual fire extinguisher inspection completed with no issues.

Pool Repairs:**Clubhouse:**

- Spa autofill repaired.
- Spa auto fill replaced.
- Spa Heat Pump replaced.
- Rebuilt spa filter system.
- Replaced pool light engines.
- Repaired loose cap tile on pool.
- Repaired cracked line of the spa heater.

Avon Park:

- Replaced motion sensor in the lady's restroom.
- Repaired outside sink faucet.
- Spa Auto fill valve replaced.
- Replaced all Stenner tubes.

Common Areas:**Gates:**

- Repaired closure on the rear pedestrian entrance.
- Installed new battery packs on all three (3) pedestrian gates.
- Resident main entry gate repairs have begun.

General:

- All pressure washing has been completed at this time.
- Repaired tower light.
- Parking lot signs are completed will start install the week of 3/25.

Drainage:

- 5663 Kensington loop installed new drainage boxes between buildings.

Landscape:

- Removed six (6) diseased trees.

Irrigation Repair:

- repair broken main valve Avon Park circle.
- Replace 31 popups 7 rotors, and two (2) main valves.

- **Aerator Repairs:**

- Lake 8 aerator - these new GFI outlets are waiting for Pure Electric to be installed later this month.

Fountain Repairs:

- Fountain two parts are waiting for an installation date.

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 – 4/2 @ 6:30P - Clubhouse**

- **Apr 13** – Ladies Tea and Fashion Show
- **Apr 28** - Lakes Park Picnic
- **May 9** – Mighty Mussels Baseball game

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

- Working on proposals from three (3) vendors for changes to our current sports courts.

- **Landscape – John Woodard / Paul Niss – Meeting – 3/28 @ 4P - Clubhouse.**

- Will be working with Greenscapes to prepare for a smooth change over.

- **Security – David Shaw / John Davenport – Meeting – 4/2 @ 3P - Office**

- The Active Shooter presentation by the Lee County Sherriff's office was well attended.

- **Communications – John Fuller / Ron McEwan – Meeting – 4/11 @ 1P - Clubhouse**

- Meet the Candidate night was well attended. Thank you, Linda Bye.
- Next Newsletter is targeted for April 30th.

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

- No additional update.

VII. Old Business:

- **Review and approval of landscaping contract with Greenscapes.**

Motion to accept the Landscaping contract with Greenscapes.

1st – Paul Niss

2nd – Mike Lewis

- **Review and approval of the final RGB Internet Agreement for the POA website.**

Motion to accept the RGB agreement for the POA supplementary website.

1st – Ron McEwan

2nd – Paul Niss

- Update on the chain link fence between BTP and Andrea Lane properties.

- Eagle Fence (our current vendor) will not agree to share responsibility in the event of accidental damage to neighboring properties.
- A Vendor change may be necessary.
- CAM is talking with three (3) possible other vendors.

VIII. New Business:

- **Set the date for the final Rules & Regs approval meeting.**
 - HOLDING UNTIL MAY

- **Discussion Approve to roll-over of 2023 excess funds.**

Motion to approve the roll-over of 2023 excess funds of approx. \$171K.
1st – Mike Lewis
2nd – Ron McEwan

- **Final approval to place the Sports Courts in the reserve fund.**

Motion to approve the “yes” proxy vote to move the Sports Courts into the reserve fund.
1st – Paul Niss
2nd – Ron McEwan

- Add a Budget Review Meeting for April

IX. Adjournment – 7:30 PM