

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: April 29, 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

- Linda Nunez - CAM Manager – In-person
- Ron McEwan – President – In-person
- Mike Lewis – Treasurer – In-person
- Paul Niss – VP – In-person
- Jodi Harrison – Secretary – In-person
- John Davenport – Member at large – In-person
- 12 Participants on the bridge
- 35 Clubhouse attendees

iii. Review and consideration: March meeting minutes.

Motion to accept the March meeting minutes.

1st – John Davenport

2nd – Mike Lewis

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

- Remaining Hurricane Ian expenses will be allocated in the 2024 expense account.
- Street Signs
- Curb/bumper repairs will be allocated to the property repair account.

V. Community Manager's Report: Not available currently

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 – 5/1 @ 6:30P - Clubhouse**

- **May 9 – Mighty Mussels Baseball game**

- **Building & Amenities** – **Keith Miller** / John Davenport – Meeting – TBD @ 1P – Clubhouse
 - Wrapped up the review of proposals from three (3) vendors for changes to our current sports courts.
 - Recommendation presented to the board at a special meeting on April 24th. Recommendation was Sports Surfaces.

- **Landscape** – **John Woodard** / Paul Niss – Meeting – 5/6 @ 4P - Clubhouse.
 - Palm tree project update –
 - 92 palms planted around the community – height 14-20 FT.
 - Starting on a community landscape review

- **Security** – **David Shaw** / John Davenport – Meeting – TBD @ 3P - Office
 - The Water Safety class was well attended.
 - Mrs. Shaw spoke to the room regarding volunteers to help pick up trash. Currently there are four (4) couples doing this and they would like at least two (2) more couples to volunteer.

- **Communications** – John Fuller / **Ron McEwan** – Meeting – 5/2 @ 1P - Clubhouse
 - Newsletter was delivered on Monday, April 29th – Great Job!
 - Next Newsletter is schedule for late August.
 - A website transition team is following guidelines from the RGB team.
 - The new website is expected to be up and running in beta form mid-to-late summer.

- **Finance** – **Martha Harrie** / Mike Lewis - Meeting – TBD
 - Only meet as needed.

VII. Old Business:

- **Formally Approve Foxtail Palm Tree Planting Cost of \$28,480.00, completed by TLS** – 92 trees planted.
 - 1st – Jodi Harrison
 - 2nd – Paul Niss

- **Discussion to Vote & Approve the Sports Court Conversion**
 - Motion to approve the Sports Court Conversion and upgrades.
 - 1st – John Davenport
 - 2nd – Paul Niss

- ~~**Discussion to Vote and Approve Sports Court Special Assessment REMOVED- Breakdown of Cost**~~
 - ~~Tennis Court Conversion – Base Contract \$143,900.00~~
 - ~~Tennis Court Conversion – Fencing (Option #3) \$34,600.00~~
 - ~~Bocce Ball Court Installation – w/o Concrete Bumpers \$24,900.00~~
 - ~~Landscape – Shrubbery, Irrigation Removal and Stone Restoration~~

~~(Greenscapes) \$7,970.00~~

~~• Windscreens – height to be determined (Welch) \$5,300.00~~

~~• Total Costs: \$216,670.00-~~

Special Assessment Information:

~~• There is \$35,000.00 in the Reserve that can be deducted from the total cost, leaving a balance of \$181,670.00.~~

~~• \$181,670.00 divided 478 units equates to **\$380.00 per unit.**~~

VIII. New Business:

- **Discuss and Approve Replacement of Lights near the main pool area by Pure Electric \$9,000**

Motion to approve the light replacement by the main pool:

1st – Mike Lewis

2nd – John Davenport

- **Discuss and Approve Backflow Expense near 13941 Bentley Cir., not to exceed \$1,274.00.**

Motion to approve the Backflow expanse:

1st – John Davenport

2nd – Paul Niss

IX. President update – Ron McEwan

- Roof Tiles – still in discussion with the sub associations
 - POA needs tiles for Tower, Guard House, Tiki Hut, and Small Pools.
 - POA is getting bids for the work now.
- Rules & Regulation meeting update
- Budget Meeting update

X. Adjournment – 7:13 PM

