



May 3, 2024

Re: An Update from your President, Ron McEwan

BTP Homeowners and Residents,

The April POA Board meeting, held on Monday, was very well attended as BTP homeowners filled the Annex, along with a good number that tuned in by Zoom. Highlights from the meeting included:

The Treasurer's Report indicated that \$23,000 remaining on the payment of our recently delivered street signs would be allocated to 2024 expenses, even though the project reverted back to 2023. Funds from the appropriate reserve fund were used to close the account with our vendor, Lykins Signs. The property repairs line item showed a spike due to the cost of the new parking signs placed at mail kiosks, guest parking, etc., throughout the Community. Our administrative account was higher than expected due to higher costs incurred from Cardinal Management and the startup costs for our new web site that's being coordinated by the Communications Committee.

After some discussion, the **Board approved** the project to convert our two existing clay tennis courts to a combination of one tennis court and new four pickleball courts. Sports Surfaces of West Palm Beach was chosen to complete the project. The playing surface will now be cured asphalt. The courts will have eight-foot-high fencing around the perimeter with six-foot windscreens on the fencing. In addition, a new bocce court will be built on the north side of the new tennis/pickle ball courts. (see attached diagram). The total cost for the project is \$216,760. Of that, \$35,000 will be used from a Court Fencing Reserve Fund along with \$21,000 coming from the Tennis Court Reserve Fund. The remaining \$181,670 will be paid through a Special Assessment to the homeowners, which will be \$380 per unit.

Discussion centered on:

- a) if there might be additional liability created due to increased sports/recreation activity due to more pickle ball and bocce activity
- b) potential noise caused by more participants

Management will investigate any chance that additional liability coverage will be required, which was felt would not be necessary. And with the rather isolated location of this Sports Courts facility, it was felt that noise should not be a factor. The basketball court is not a part of this project. Its surface will be treated with a fiber glass membrane product to eliminate the cracks, etc. then painted and relined. It will still support two additional temporary pickle ball courts if necessary. Money for this will be taken from the recently created reserve line item. An 8-foot fence will be installed surrounding the entire complex.

The vote to approve the Special Assessment was delayed until the next POA Board meeting on May 21st. The contract still needed the review of our POA attorney and the required 14 Day Notice to homeowners still needed to be completed.

Other news:

Our new landscape company, Greenspaces began work here on May 1st. They will be a hands-on operation. There will be a great deal of communication between them and the Community. Schedules for mowing, pruning, spraying, etc. will be made available to us. A new service where homeowners can request landscape work at their home, by directly contacting them at either of the following options:



Contact Greenspaces

GET A FREE JOB QUOTE FOR YOUR LANDSCAPE SERVICES



TOLL-FREE
1-800-940-4471



24 Hr Irrigation Hotline
(239) 643-4471



Phone: (239) 643-4471



Fax: (239) 643-3025



Email:
service@greenspacesfl.com

www.greenspacesfl.com

Due to the weekly mowing done by Green Heron, our grass will not be mowed next week. It was decided by the Landscape Committee to let it grow for an extra week to relieve the stress of constant mowing.

So next week, Greenspaces' crews will be here pruning and cleaning out dead foliage - plants, bushes, etc. This cleanup is much needed.

We have requested bids from four or five roofing companies this week. The goal is to use the tiles that have been stored at our Clubhouse front parking lot since last fall. Where we will use the tiles is to be determined. The three sub-Associations wish to save and store some of the remaining pallets of tile for use in cases of future roof damages. Thus, the plan is not complete as to where these tiles will be used, but it is in the works. More to follow.

Apparently, residents are having issues using the code to open the pedestrian gate leading out to Andrea Lane. An informative note from John Davidson explains that, since the gates are loose, just pull it towards you so the gate touches the bar that supports it and enter the code. It should then open. This would hold true for any of our pedestrian gates.

- Next POA Board Meeting --- Tuesday May 21st @ 5:30 PM

Thanks everyone, please enjoy the beautiful weather that we're having and have a great weekend.

Ron Mc Ewan
Board President - Property Owners Association
Bell Tower Park