

May 30, 2024

BTP Homeowners and Residents

After an eight day stay at Gulf Coast Medical Center through last week, it's time get out another release to the Community about what's happening in Bell tower Park. And thanks to Linda for the fine update that she provided last Friday.

Landscape – As we all know, Greenscapes assumed our landscape contract as of the 1st of May. Their team is led by Leslie Cassandra, the manager in charge of this account and Kenny Gaona, the supervisor of work done on site. Since weeding of beds and pruning had been neglected, they began at the east end of the property, working west towards the entrance area. They have concluded the weeding process for the entire community.

Unlike Green Heron, the previous contractor who was contracted for weeding only twice a year, Greenscapes will provide this service on an ongoing basis throughout the year forward since weed control doesn't eliminate weeds, it only removes them.

Again, their mowing schedule is: the western or back part of BTP on Tuesday, the mid-section on Wednesday, and the front portion on Thursday.

There have been some complaints over the last couple of weeks about debris not being collected in a timely manner. The previous contractor collected debris twice a week. We had a misunderstanding with Greenscapes about their debris pick up schedule. Contractually they too are required to collect debris twice a week as well. *However, due to these concerns by BTP residents, they will now be canvassing the Community daily to collect debris. (excluding days when they aren't physically in the Community).*

Tree Program – In total, 97 new Fox Tail Palms were planted in Bell Tower Park. Initially, four residents were promised trees but did not receive them. Thus, we worked with Thorstad, our tree supplier, to deliver additional trees to satisfy everyone as best we could. And due to the extreme heat that we're experiencing (we need rain!!) we've contracted for the water truck to come back and water all of these new trees, once a week for the next couple of weeks until rainy season begins. An interesting note – John Woodard, our invaluable Chair of the Landscape Committee, surveyed the entire property and found that we have 2,523 trees on site. 1,635 are large Palm trees, 231 are Dwarf Palms, 349 are Hardwoods and 176 are Bald Cypress. There 134 other varieties.

Roofing Project – As mentioned previously, we are obtaining bids to re-roof the five common area buildings for which the POA is responsible: the Clubhouse/Annex, the large pool Cabana, the building at the Avon Park pool, the Guard House and the Tower at the front entrance. Four companies have been contacted to date, two have submitted bids. The goal is to get this project done as quickly as possible. The Clubhouse/Annex is especially vulnerable due to damage from Hurricane Ian that hasn't yet been addressed.

These two buildings contain furnishings as well as important documents, etc., that would be costly to replace.

Tennis Courts Renovation – After back and forth negotiations, our POA legal group finalized the contract with the contractor, Sports Surfaces of West Palm Beach. Work will begin as soon as

the permitting process is complete. Meanwhile, Greenscapes will be removing the hedges surrounding the existing Tennis Complex in preparation for the actual work to begin.

There was some confusion concerning payment of the special assessment for this project, that was approved by the POA Board earlier this month. It appears that things have been rectified and we all should be receiving the mailing from Cardinal Accounting as to how to process the payment. Several residents inquired about paying the fee in increments, as opposed to the lump sum of \$380.00. Apparently only one person visited the office to request this variance. However, should there be questions, as always, please call Linda in the office.

Handyman Services – Several weeks ago, Rene Zafra of Cardinal Maintenance visited us. Cardinal provides a service to help, not only the POA and the three sub-Associations, but individual residents as well. They have a crew of experienced handymen that can provide numerous services to complete odd jobs that you might need done and require a qualified person to do them. Attached is information that outlines the work that they do along with some pricing information. You may email them at r.zafra@cmgflorida.com. Please remember to list your sub association along with your name and contact information.

The POA/Linda have also arranged for Cardinal Maintenance to install our Clubhouse/Annex shutters prior to a storm if we face another Hurricane situation like Ian in September 2022.

Upcoming Meetings

Tuesday June 4th – 6PM – Special Meeting for POA Board approval of the new set of Rules and Regulations plus the revised 2024 POA Annual Budget

Tuesday June 25th – 6PM – regularly scheduled June POA Board Meeting

Thanks everyone for your questions and concerns. Please be careful in this heat. **And June 1st is the start of Hurricane Season. It's time to start making plans in the event of another storm that could come our way,**

All the best,

Ron Mc Ewan
Board President – Property Owner's Association
Bell Tower Park