

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: June 13, 2024 – Discuss Cost and Perimeters to Finalize POA Roofing Project

TIME: 5:30 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

Minutes

i. Call to order @ 5:31 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 – Zoom
- John Davenport – Member at large – In-person
- 5 Participants on the bridge
- 3 Clubhouse attendees

III. Discuss Cost and Perimeters to Finalize POA Roofing Project

Five (5) buildings are the POA's responsibility:

- Bell Tower Located off 41
- Guard House
- Clubhouse
- Cabana Next to Clubhouse
- Avon Park Pool

- Reserve amounts for this project are \$186,512
- Four (4) roofing bids were presented – Crowther, Extreme, Service Works, and Target
- Target Roofing is the recommendation at \$174,320

Motion to accept the Target Roofing Proposal upon legal review

- 1st – John Davenport
- 2nd – Mike Lewis

IV. Adjournment – 6:16 PM

V. SIDENOTES –

- After conclusion of the board meeting several questions were asked from the attendees:
 - Storm drain/catch basin update – Roto-Rooter bid – this item will be discussed at the normal POA board meeting on June 25th.
 - Questions from Courtyard II – Donna Cleary – could not be answered by the POA board and were referred to the sub-association presidents. Donna is scheduling a meeting for clarification on the remaining roof tiles for storage, disposal, and use. This meeting will include the POA president – Ron McEwan.
 - Courtyard I – Robert Van Teeffelen – shared some insights on past meetings between Courtyard I and II regarding the left-over roof tiles.