

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 25, 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 – Zoom
- John Davenport – Member at large – In-person
- 10 Participants on the bridge
- 18 Clubhouse attendees

III. Review and consideration: May meeting minutes.

Motion to accept the May POA Board meeting minutes.

1st – Mike Lewis

2nd – John Davenport

Motion to accept the May Special Assessment meeting minutes.

1st – John Davenport

2nd – Mike Lewis

Motion to accept the June 4 POA Annual Budget minutes.

1st – Paul Niss

2nd – Ron McEwan

Motion to accept the June 4 Rules & Regulations minutes.

1st – John Davenport

2nd – Mike Lewis

Motion to accept the June 13 POA Roofing project minutes.

1st – Paul Niss

2nd – John Davenport

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

• Items of note:

- Recognition of the special assessment income of \$181,640 in account 30130.
 - The income is recognized in the month the assessment is approved by the Board.
- A new expense account was established for the tennis court conversion project expenses, 78010.
 - Greenscapes invoice for the removal of landscaping in that area was included in May for \$2,380
- The revised budget has been incorporated into the annual budget column of the report.
- May is the first month of the new grounds contract, so account 61180 is showing the new monthly contract amount.

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** – August TBD @ 6:30P - Clubhouse

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

- On break until August
- The sport court project is progressing/starting

- **Landscape – John Woodard / Paul Niss** – Meeting – 7/18 @ 4P - Clubhouse.

- The Community Landscape Review has been completed and a detailed report has been submitted to the board and is available in the office for review.
- A lively discussion was had regarding the Shady Lady trees and the current homeowner requirements for removal and replacement. More details to follow.
- Reviewing new Florida statues regarding HOA's – more to come on this topic

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

- The Safety Committee urgently needs additional volunteers to sustain the activities of the Committee.
- On break through the summer months, however the monitoring activities of the Committee will continue.

- **Communications – John Fuller / Ron McEwan** – Meeting – 7/3 @ 1P - Clubhouse

- Next Newsletter August 16th
- High level overview of the new RGB/POA website
 - Expected delivery date mid-August
- Blue Stream tips – the team is meeting with Blue Stream to provide a refresher presentation for troubleshooting problems.

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

- Only meet as needed.

VII. Old Business:

- **Reivew and Approve South Wall Superior Fencing Contract - \$46,176.80**

Motion to accept the Superior Fencing contract – to be paid from hurricane insurance payment currently in reserves

1st – John Davenport

2nd – Mike Lewis

VIII. New Business:

a) Discussion of Weights in the Gym

- a. Tabled as a board issues and will be addressed internally by residents.

b) Discussion of Relocation the Florida Weekly Drop Box

- a. The newspaper dispenser, which is located near the Tennis Courts, will be moved to the Annex front entrance for better access for our residents.

c) Discussion of Christmas Decorations

- a. After discussion the Board decided not to renew the contract with Light up Naples for holiday decorations this season.
- b. Instead, a volunteer group led by Nancy and Mike Enos will be responsible for our common area decorations. Information on how to reach the Enos’s to volunteer will be shared at a later date.

d) Discussion of Water Intrusions

- a. Mike Lewis will review and assess at a high level and report back to the board all areas of concern.

e) Discussion of Tree Roots Affecting Homes

- a. More to come on this topic as well – a review needs to take place.

f) Discussion on Steps Needed to Remove Shady Lady Trees

- a. A lively discussion about the trees
 - i. They are mature and beautiful but messy and attract birds.
 - ii. They have a strong root system which has caused damage to walkways and driveways, as well as intruding into piping below homes.
 - iii. There is a division with homeowners to rid BTP of these trees or keep them.
 - iv. They are a problem to a degree but replacing them will be a costly effort.
 - v. There will be more on this subject as we move forward with reviews or property and regulations.

g) Roto-Rooter Finalization Approval for \$13,200 -

Motion to accept the Roto-Rooter proposal

1st – Paul Niss

2nd – Mike Lewis

IX. Adjournment – 7:50