

Bell Tower Park Property Owners Association, Inc.
c/o Cardinal Management Group of Florida, Inc.
5100 Bell Tower Park Boulevard, Fort Myers, FL 33912

DATE: July 23, 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 – Zoom
- Jodi Harrison – Secretary – Zoom
- John Davenport – Member at large – In-person
- 10 Participants on the bridge
- 26 Clubhouse attendees

III. Review and consideration: June meeting minutes.

Motion to accept the June meeting minutes.

1st – John Davenport

2nd –Mike Lewis

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

- With efforts ongoing for various property improvements there are higher expense levels in landscaping improvements (Greenscapes invoices for planting of summer annuals and restoration of front beds) as well as property repairs (Roto-Rooter cleanout of storm basins).
- There is an increase in office expenses for extra CMG charges incurred in the month of May in the amount of \$6,255.35, mostly multiple resident mailings.

V. Community Manager's Report: None 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 – 9/3 @ 6:30P - Clubhouse**
 - The Social Committee is taking the summer off

- **Building & Amenities – Keith Miller / John Davenport – Meeting – TBD**
 - As part of the permitting process for the Sport Court improvements a survey was required. This has been completed and we are waiting for the final write-up to submit for permits.

- **Landscape – John Woodard / Paul Niss – Meeting – TBD @ 4P - Clubhouse.**
 - Front Yard Restorations: 28 properties received full area or partial area or minor area plantings in barren areas of their property.
 - Planting was completed by the end of June.
 - **Southern Wall Proposal:** While the proposal for a partial planting of the wall area has not been formally approved by the Board, the project was given the go ahead as materials had already been delivered to Greenscapes. The project will consist of 40 Clusia (15 gal.)
 - **Other items reviewed included** – front yard restorations, New and replacement grass, Pruning policy, Shady Lady Tree policy and options.

- **Security – Dan Hickie / John Davenport – Meeting – TBD @ 3P - Office**

- **Communications – John Fuller / Ron McEwan – Meeting – 8/1 @1P - Clubhouse**
 - **Newsletter** scheduled for August 16th.
 - **Blue Stream** tips: John Scardella and Mike Lewis are planning a fall date for Blue Stream reps to present tips and answer questions. Date TBA
 - **Florida Weekly** distribution box: With the Board’s go-ahead last month, Mark Lovelace initiated the blue distribution box rehab and moved it near the clubhouse main door.
 - **Website:** Preliminary adjustments to the new website were completed.
 - Linda Bye, Mark Lovelace, John Fuller and Ron McEwan will be undergoing training for the uploading of content.
 - ETA for the website launch announcement is August 1.

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

VII. Old Business:

- Discuss & Vote, if possible, on Amending Rule 2.3.2 Tree Removal, Specifically Shady Lady Trees
 - Recommendation to amend, will there need to be two (2) signatures of the two adjoining properties.
 - Motion to accept the tree removal rule for Shady Lady trees only.
 - 1st – Mike Lewis
 - 2nd Paul Niss
 - Will Tree Replacement Options are to remain as approved for the community.

- Discussion on Shady Lady Removals Options:
 - Owner Responsibility currently
 - More discussion will follow.
- Discuss and Vote on Landscaping Policy
 - Do Residents have the option to **not** have specific plants or bushes pruned or trimmed by the landscaping company?
 - No, homeowners are not able to direct the landscaping company.
 - Motion to keep this policy.
 - 1st – John Davenport
 - 2nd – Mike Lewis

VIII. New Business:

- Greenscapes South Wall Screening Project – additional funds to complete the project.
 - Motion to approve the additional funds - \$3418.
 - 1st – John Davenport
 - 2nd – Mike Lewis
- Discuss & approve Express Mulch Inc. proposal - \$40,040.00.
 - Motion to approve the Express Mulch proposal.
 - 1st – Mike Lewis
 - 2nd – John Davenport
- ~~○ Discuss & Approve Community Power Washing - DEFERRED~~
- ~~○ Bid 1 – Devoted Restoration~~
- ~~○ Bid 2 – Green Earth~~
- Solitude Fountain Replacement - \$10,155.00 – **DEFERRED for options**
- Thorstad Proposal for Stump Grinding, Dead Tree Removal & Limited Tree Trimming - \$7,000 – 7 dead Palms and 10 stumps - **DEFERRED for possible Greenscapes option**
- President's Update
 - The roof project tear-off and lay in of insulation has been completed plus a reviewed the disposition of the old tiles and the responsibilities of the sub-Associations.
 - We are hiring Sedgwick of Orlando to do our Reserve Study
 - We secured a credit card for POA only use for new CAM, Brandi Wells
 - The new POA Rules and Regs were sent out to the Community.
 - The timing of the tennis court renovation project was extended -- completion date may not be until Thanksgiving.
 - The south wall fencing project is postponed until the fall due to the wet conditions this summer along the property line.
 - Greenscapes is completing the clearing of the drainage swale behind the south wall.

IX. Adjournment – 7:40 PM