

Bell Tower Park Property Owners' Association

**BELL TOWER NOTES II**

*Published four times annually by your Communications Committee.*

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**Troy Allen, A Man of Letters**

By John Fuller

On a rare stroll outside the front entrance, a broken letter in the sign that spells out "Bell Tower Park" caught my eye. This is just to the south side of the tower, near *Bonefish Grill*. And a couple more broken letters were discovered missing from the sign on the north side.



It was something that just doesn't get one's attention when driving by -- who knows when

the damage was done in the 20+ years since the entryway was built? Climbing up on the north-side terrace for a closer view, amazingly a few pieces appeared in the mulch there. No such luck on the south side. In a day or two, handyman Troy Allen came to mind, and I showed him what remnants I had found.

While I was contemplating forming a committee and wondering about getting legal advice (not really!), Troy set about crafting a replacement for the one missing segment and glued all of them back in place -- *only four days after the discovery!*

**THANKS, TROY!**



## **BTP Beautification Group**

By Alicia Shaw

Have you seen Bell Tower Park residents walking or riding in their cars and picking up trash in our community? They carry trash bags, wear rubber gloves and have a Grip-and-Grab tool used by our more mature residents so they don't have to bend down so much to pick up the debris.

Well, if you have seen any of the above, they are members of the Beautification Group. There are six couples who participate on a scheduled basis and other residents who also have pride in our community and want to keep it crisp and clean and devoid of debris.

This group does not pick up landscaping debris or trash that is in individual residents' yards. That is their responsibility. Only the areas that need the most attention are covered. Since the

first of this year, two large bags were needed, but now only one to two grocery-size bags are used, reflecting less trash thrown about the community. Each couple goes through the community about twice a week, which takes about 45 minutes, and they do it two months out of the year. And of course, single individuals are always welcome to participate.

*If you are interested in participating, please contact John Davenport. If you don't know John, reach out by sending an email to Beta at [b.bond@dcmgflorida.com](mailto:b.bond@dcmgflorida.com). Beta will see that your message is forwarded to John.*



**Ted and Nancy Sanders with "Gunner" on litter patrol near the office**



# Resident Service Requests for Landscaping & Irrigation

By John Woodard

Our new landscape company, *Greenscapes of Southwest Florida, Inc.*, offers two options for community residents to request specific service & maintenance for landscaping & irrigation concerns. Option 1 is an online service called **ZenDesk**, and Option 2 is a telephone **Helpline**.

**Option 1 -- ZenDesk:** Is a cloud-based service portal and a complete customer service solution that is easy to use. By going online to:

(click) [Greenscapes Contact - ZenDesk \(greenscapesfl.com/contact-greenscapes\)](https://greenscapesfl.com/contact-greenscapes)

a fillable form will appear (see **non-active** graphic at left) where residents can create a “service request”. You will receive an email response within seconds that your request was received and will be processed.

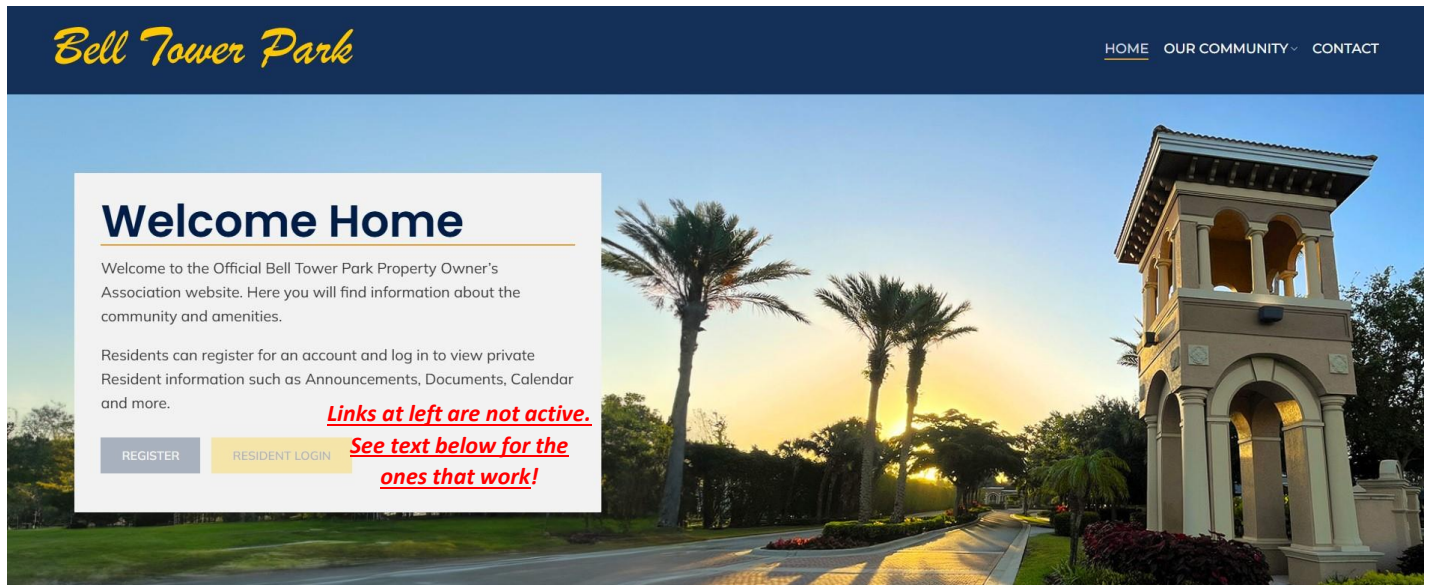
The service request creates a “ticket” indicating the community, the resident’s name & address & the nature of the request (the issue to be addressed). When a “ticket” is created, it remains open until the work is completed. From their own computer or device, each owner will be able to track the progress of each request. Details of how to do this will be distributed soon on the new website and messages from the office.

**Option 2 --Helpline:** Is a Greenscapes call-in service, manned by 5 staff members who respond to resident questions along with initiating service requests for those residents who opt not to use the online request service. The number is **239-643-4471** & the hours are 8:00 AM to 5:00 PM, Monday through Friday.



# New BTP Website Now UP and Running!

By John Fuller



***The door is now open!*** . . . and all Bell Tower Park owners are cordially invited to enter their new community website. This new venue and its content are:

- Owned by you, through your POA
- Controlled by you, through your POA Board and authorized volunteers
- A forum separate from our property management company's website
- A repository of
  - BTP news & events
  - Bulletins
  - Updates from BTP officers, the office and committees
  - Useful "how-to" links
  - Resources
  - Handy forms (online and printable) and
  - Frequently asked questions
- A place that wants your suggestions, comments and questions to improve the website's experience for everyone

The PUBLIC area of the site has several pages of interesting info but read these instructions to the end before going to the website. All you need to access the RESIDENTS-ONLY section is your email address (as the username) and creation of a password -- just like most other protected websites.

See New Website, P. 5



**New Website (Continued from Page 4)**

By clicking the **REGISTER** button on the “Home” page and entering those two items, you will receive an acknowledgement within minutes, and a confirmation email the next business day (or even sooner). After you have logged in the first time, most browsers will subsequently log you in automatically, if using the same device. The **PUBLIC** area can be viewed right now by clicking [HERE \(belltowerparkcommunity.com\)](http://belltowerparkcommunity.com)



***Please, GO AHEAD AND TRY IT OUT!!***

**MEET Brandi Wells, Our New Community Manager**

On Monday, August 5<sup>th</sup>, we welcomed a new CAM, **Brandi Wells**. Our interim manager, Linda Nunez, stayed on two weeks for the transition before resuming her position in the Cardinal Management offices at Naples. *Thanks for everything, Linda!*

Brandi’s view of the Community Association Manager position is one of “customer service,” which is what Linda has been providing us, and we’re happy to say, will carry on.



Brandi is a highly skilled CAM offering 15+ years of professional experience within the industry. Having relocated to Fort Myers from the Washington DC metro area in 2017, she is committed to serving her board members and residents with exceptional customer service and positive communication.

Brandi attended the SUNY (Delhi, New York campus) with a major in Hospitality/Resort Management. In 2018, Brandi joined the Alliant Management Group, where she thrived in her position as a portfolio manager to 10 condo and HOA communities in Lee County.

During her leisure time, Brandi enjoys spending Sundays at Bonita dog beach with her two dogs, puppy Rob, a beagle and his big brother, Oreo, a blue heeler. She is very excited to join the Bell Tower Park team and

looks forward to meeting each and every one of you.

***Now that Brandi is mostly settled in, please drop by and say “hello” -- she’ll be very happy to meet you.***



# Save The Dates

By Kim Walerius, Social Committee Chair  
Graphics by Annie Granatino



Our energetic Social Committee is already looking forward to the coming Season's events. Under the tireless leadership of Kim Walerius, the following activities are on the planning board. Be sure to save the dates to insure your participation:



September 28 Chill & Grill



October 26 Halloween Party



October 27 Trunk or Treat



November 10 Coffee Time

## Christmas Party



December 14 Holiday Party



## Return to the House of the Mighty Mussels

By [ Author's name withheld by request, but it rhymes with "Don". ]

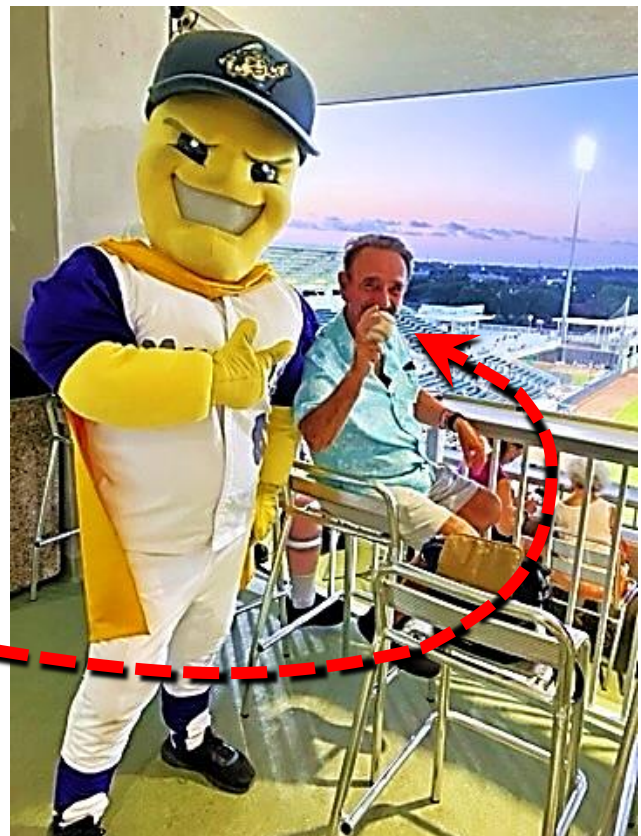
The Bell Tower Social Committee held their last event for the 2023-24 season on May 9th at Hammond Stadium in the Lee County Sports Complex.

The Second Annual BTP Ft. Myers Mighty Mussel baseball game outing began at 6:30, a half hour before the game began. This year, over 80 people attended the game and the festivities, organized by Kim Walerius and the Committee.



Left to Right: Mark Trail, Sandy Secora, Gayle Hunt, Mussel Man, Wanda Niss

Attendees enjoyed a great buffet of ballpark food – hot dogs, hamburgers, bar-b-que sandwiches plus other goodies, held this year in the Sky Box on the fourth floor of the Stadium. And for adult beverage lovers, there was a special on beer – two sixteen-ounce cans for \$5.00!!



Besides the fun and camaraderie, the highlight of the night was a diving retrieval by our own Paul Niss of a foul ball that slammed into our Sky Box!! The Committee is sure to re-live this experience again next Spring. The new Social Committee schedule begins in September with a Chill'n'Grill at the pool, as Kim and the Committee continue to provide the Community with fun things to do!!

**TOP**



## Who is the Longest Continuous Resident at BTP???

By Annie Granatino and Kathleen McClanahan-Gruhl

For most of this year, the Communications Committee has been in search of the longest continuous resident of Bell Tower Park. We have requested owners to identify themselves if they think they qualify. Of the names presented, a property search was conducted, and we can now say with some certainty that the winners are as follows (We have divided the quest into two categories – The Carriage Homes and the Courtyard Homes):

**Courtyard Homes: VALERIE McDONALD (January 2004)**

**Carriage Homes: DOUG and JACKIE FENIELLI (September 2004)**

*We invite you to meet the winners below . . .*



**VALERIE McDONALD:** Not only is Valerie McDonald the Courtyard's longest continuous resident, but she is also *Bell Tower Park's longest continuous resident*. After traveling to SW Florida for ten years with her husband, Bruce, to visit family, they decided to pull up stakes in Michigan and moved to Fort Myers permanently. Valerie admits she was a bit hesitant to move to Florida due to the constant heat but soon fell in love with life in Florida and has never looked back. They studied developments in the area for quite a while before settling on Bell Tower Park. They liked the location and that the Courtyard units were brand new.

Their initial neighbors, after moving in, were four model units for potential buyers. Thus, they were one of the first to buy a Courtyard floorplan. In fact, Valerie recalls that all their household goods from Michigan arrived before the Certificate of Occupancy was even issued, causing all sorts of problems, which were quickly resolved. Although they bought the Courtyard unit thinking they would have space for their adult daughter and Valerie's twin sister to visit, both actually followed the McDonalds to Lee County and established *their* lives here as well.

While driving on Andrea Lane shopping for pavers, they encountered a husband/wife team who operated a family-owned business in the area and took it upon themselves to feed the growing population of domestic and feral cats each Monday-Friday. Valerie asked what happened on the weekends, and they replied the cats were on their own. Well, Valerie and Bruce immediately took over as weekend feeders of these animals and before too long, it became their full-time passion.

**Longest Residents (Continued from Page 8)**

Over the next fifteen years they fed, cared for, fostered, and found homes for all the cats living on Andrea. A couple of them found their way back to the McDonald's home. Sadly, two of the original rescues were recently put to sleep, after 17 loving years in Bell Tower Park. Valerie's time here in Bell Tower Park has gone by quickly and she is very happy living here and having her family nearby.



**DOUG & JACKIE FENIELLI:** Although currently at their home in Massapequa, New York, the Feniellis hope to return to Bell Tower Park at the end of September. They typically stay there each year to early June. They purchased their condo in 2004 and have loved every single year living here. Jackie says, "We love this community, and we have so many great friends here, and a spectacular social life. When I'm at Bell Tower Park, I feel like I'm on Park Avenue in Manhattan. So much to do, great location, and world-class friends!"

Between them they have four children and five grandchildren, all of whom come down and visit often! Some of their favorite places include TJ Maxx, Costco, HomeGoods, Bahama Breeze, BoneFish, Christof's, Pawnbroker Restaurant, Bonita Beach and Margaritaville.

They also both love the pool - partying there all the time, going to the gym and using the hot tub. Jackie says that one of her favorite amenities here is the Bell Tower Park library - there are so many books to choose from and she adores the clubhouse. She only wishes we could use the tiki bar at the big pool as it would make that whole environment so much more fun.

When they were working, Doug was an officer in the New York Sanitation Dept. and Jackie a certified interior designer who owned a design store in New York for 22 years. Her closing remark was "Florida makes me feel young and vibrant, and all of our friends are younger than us, but they all love us, and we love all of them."

The Social Committee and Communications Committee will celebrate our long-standing residents this fall. Stay tuned for details.



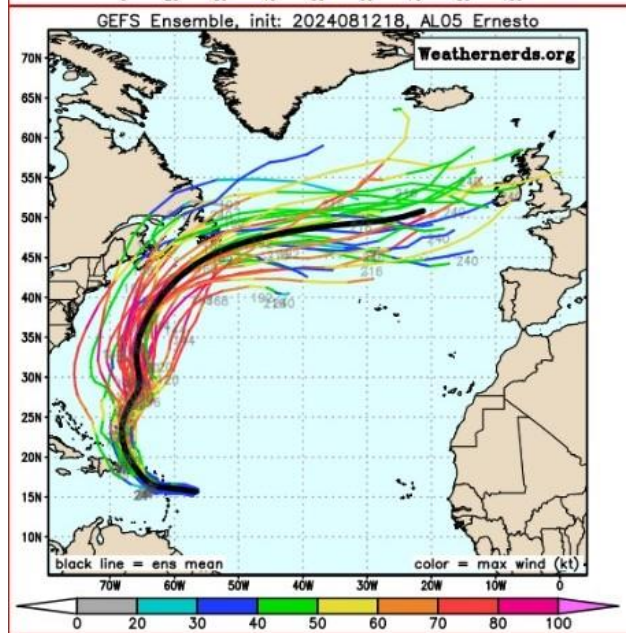
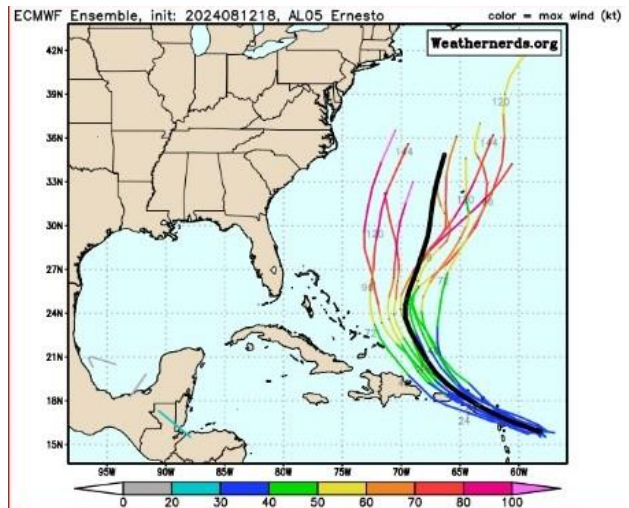
# HURRICANE DO'S AND DON'TS

## DO'S

Prepare an emergency kit:  
 Water (at least one gallon per person per day for several days)  
 Food (a supply of non-perishable food)  
 First aid kit  
 Flashlight  
 Extra batteries  
 Battery-powered or hand crank radio  
 Seven-day supply of medications  
 Baby and pet supplies (if needed)  
 Swiss army knife  
 Sanitation and personal hygiene items  
 Whistle (to signal for help)  
 Dust mask  
 Plastic sheeting and duct tape  
 Manual can opener (for food)  
 Local maps  
 Cell phone chargers and a backup battery  
 Copies of personal documents (medical information, deed/lease to home, passports, birth certificates, insurance policies, etc.)

## DON'TS

Don't leave loose items in your yard



If you have pets, it's important to plan for their safety ahead of time. Search for hotels or shelters that allow pets or find a friend that will care for your animals if needed.

Don't go outside

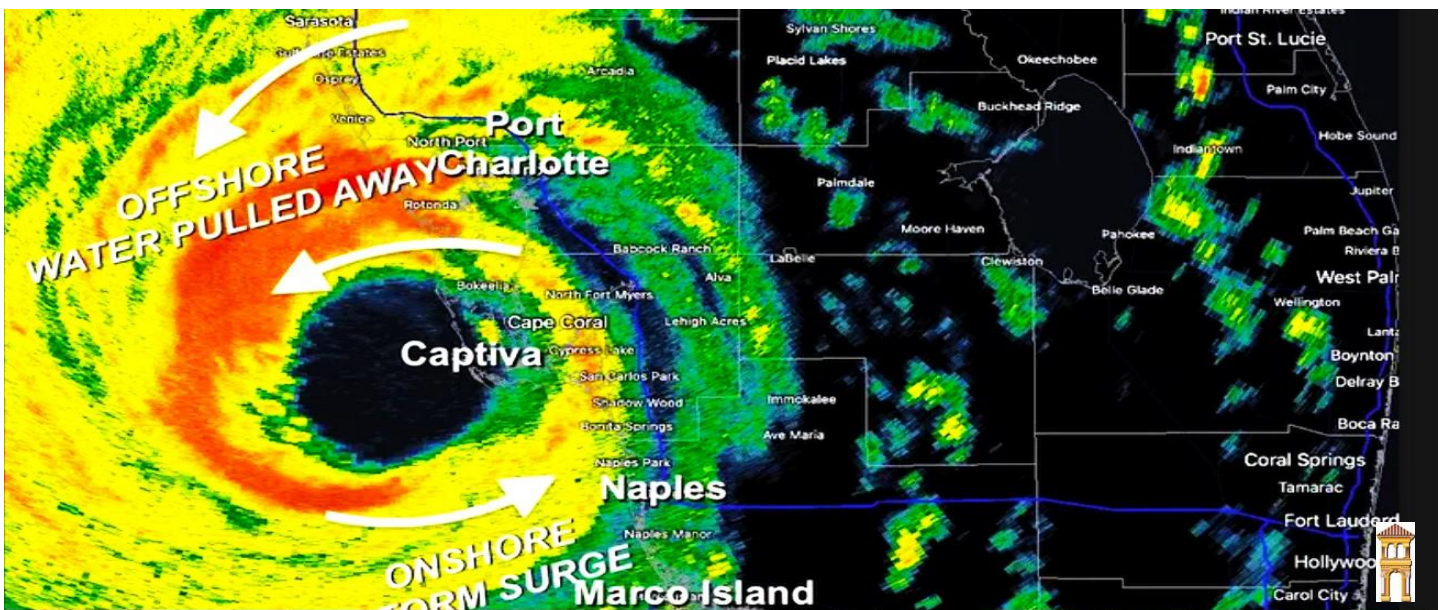
Save emergency phone numbers in your phone and keep a printed copy in your emergency kit.

Don't leave the power on if you see flooding, downed power lines or if you evacuate

Have your vehicle ready – fill gas tank and park in garage.

Don't leave appliances plugged in

Cover your windows	Don't forget to back up technology
Create a family plan and make sure each family member knows their role	Don't wait to prepare
Designate an out-of-state contact person that each family member can call if there is separation	Don't stand near windows or doors
Prepare devices – charge electronic devices and be sure there is generator fuel on hand	Don't travel through floods - flooded roads or through water.
Leave when necessary – please do not ignore evacuation orders	



## 19 Bently Circle Driveways Converted to Pavers

By John Fuller

Starting on May 14<sup>th</sup> with Vicky/Al Barnes(13941) & Catherine/Bill Pearson(13943), the first 19 of the 86 concrete driveways on Bently Circle have been removed and replaced with pavers. Number 19 was Linda Drucker(14123) on July 26<sup>th</sup>. These voluntary changes were all made at the owner's expense – no community funds were used. The ballpark total cost per home was about \$4500. Costs varied due to slight differences in area, along with the relocation of some sprinklers and mailboxes. Although no Bently Circle owners are required to make this change, another 19 owners have expressed an interest in doing so in the future.



## Florida CS/CS/HB 1203 – Changes to Florida HOA Laws

By Annie Granatino

Effective July 1, 2024, the above-referenced bill went into effect in Florida. The bill primarily sets forth requirements for Community Association Managers (CAMs) regarding reporting requirements, posting requirements and issuance of fees. The intent appears to be increased transparency and more fair regulation of homeowners within a Homeowner Association. A summary of the bill provided by the Florida Senate is set forth



*The old and new  
state capitol buildings  
in Tallahassee*

below in its entirety. As you will note, parts of it only apply to HOAs with 1,000 or more units, so will not be applicable to us. Those interested in reviewing the full bill as a 44-page .pdf document may do so by following this link:

[h1203er.docx \(flsenate.gov\)](https://www.flsenate.gov/h1203er.docx)

**The Florida Senate  
2024 Summary of Legislation Passed  
Committee on Regulated Industries**

### **CS/CS/HB 1203 — Homeowners' Associations**

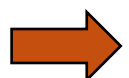
by Commerce Committee; Regulatory Reform & Economic Development Subcommittee; and Reps. Esposito, Anderson, Porras, and others (CS/SB 7044 by Rules Committee; Regulated Industries Committee; and Senators Bradley, Garcia, Rodriguez, and Avila) The bill relates to the governance of homeowners' associations and the practice of the community association managers who manage those communities.

Regarding community association managers (CAMs) and CAM firms, the bill requires CAMs and CAM firms to: **Community Association Managers**

- Annually attend at least one member meeting or board meeting of the association;
- Provide to community association members certain information, including the contact person, contact information, and the hours of availability;

**TOP**

**CLICK** to beam yourself up to *New HOA Laws, P. 25*





## TRAVEL BUG

By Annie Granatino

**When one reaches those advanced birthdays ending in “0”, the mind starts thinking about the things not done in life. One such thing for me was to cross the Atlantic Ocean on the Queen Mary 2.**

The Queen Mary 2 – Arriving to South Hampton, U.K.



I wouldn't say I'm a cruise person, but there are aspects of big ships I find appealing – while at sea, there is little to do but eat and relax. An ocean crossing is a good opportunity to meet friends, learn new hobbies, or spend time on old hobbies. I arrived with knitting projects and

**Rain, fog and wind greeted us most days. The ship, however, remained remarkably steady.**



books galore to fill seven full days at sea. Surprisingly, I spent little time doing either knitting or reading. Instead, I had massages and facials, learned to play bridge (not saying I can play, but it was fun, if confusing, to learn), dabbled at watercolor painting (being one who cannot draw worth a lick, it was so nice to find some creative freedom with watercolors).

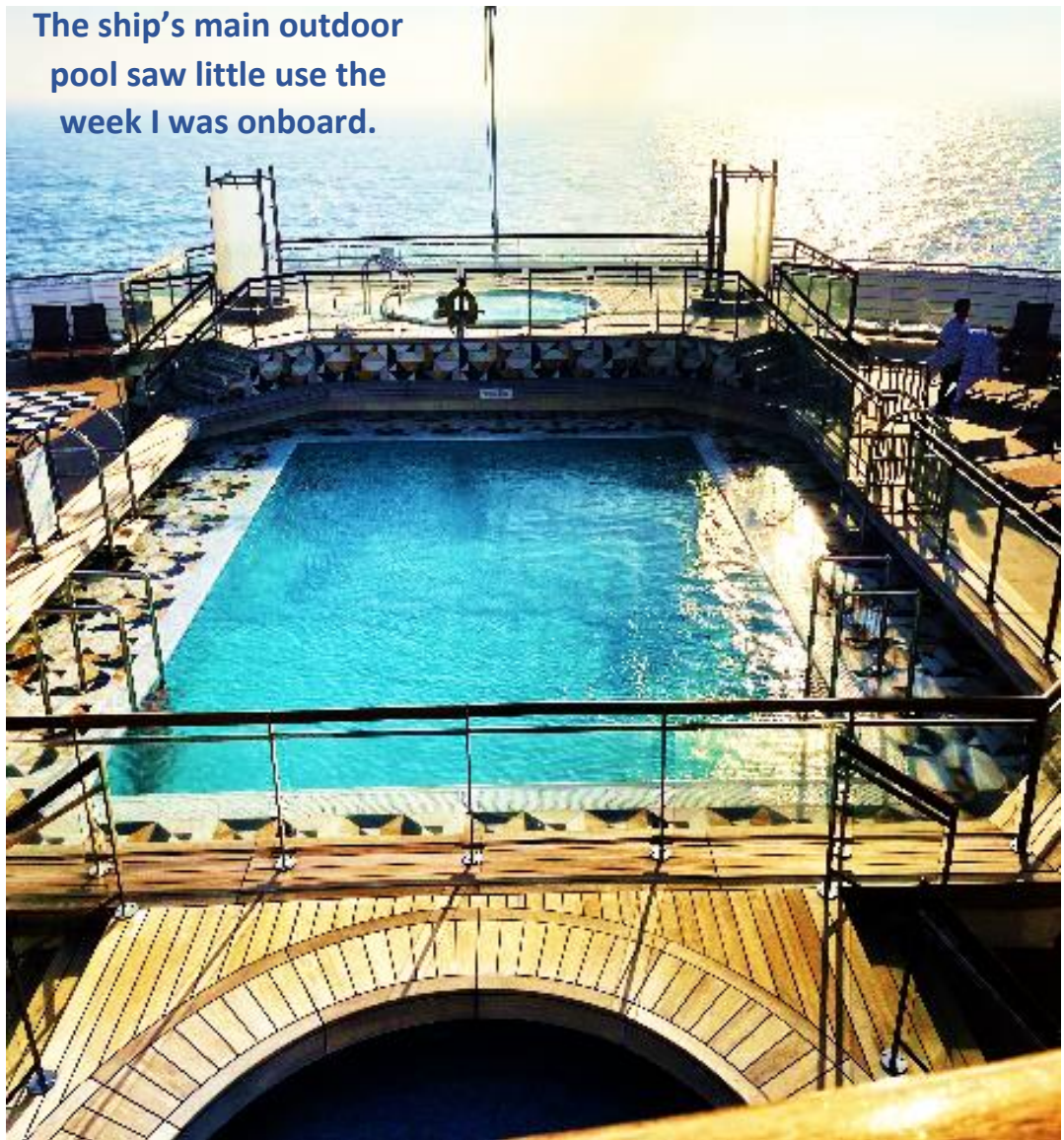
As I chose unassigned seating for meals, each meal was shared with new and interesting people from all over the world. It was great to spend time getting to know new folks, some of whom I'm sure I'll see again in the future. What is life like on the Queen Mary 2? We chose to sail from New York to South Hampton, England. The ship sails Sunday to Sunday.



**Travel Bug (Continued from Page 13)**

After a wonderful weekend in NY visiting with friends and celebrating my birthday, we boarded the QM2 on Sunday afternoon.

My travel mate and I had neighboring rooms, with balconies. The rooms were comfortable, roomy and very clean. The balconies had great potential, but they were mostly unused as we did not have good weather at all this week. Although there was no time spent walking the ship's perimeter or enjoying breakfast on the balcony, it did not detract from our week on the ship.



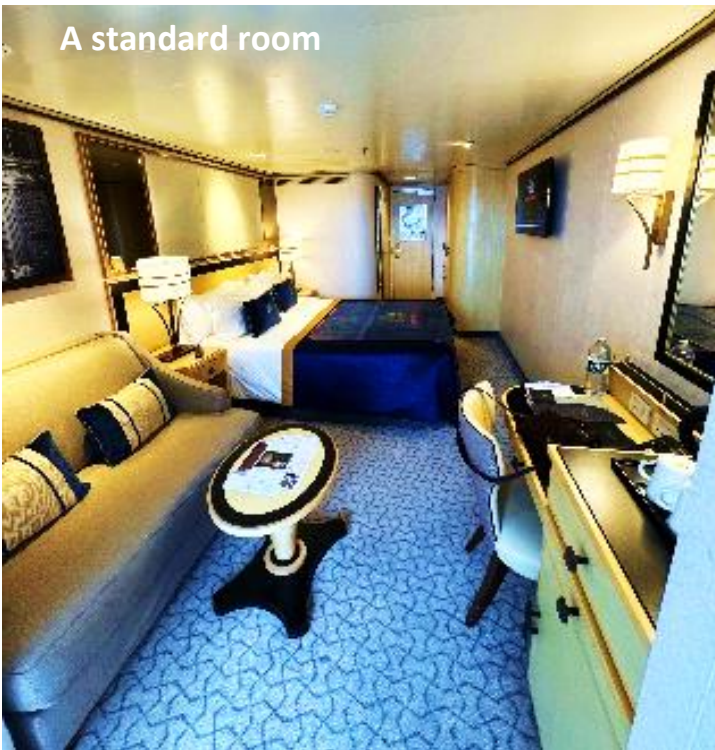
The ship's main outdoor pool saw little use the week I was onboard.

The Queen Mary 2 is a British transatlantic ocean liner. She has been Cunard's flagship since 2004. She is the only ocean liner in service in the world. She currently has the capacity for 2,695 passengers and 1,253 officers and crew. Such a ratio of passengers to service providers results in a very pampered experience. From the purser's desk to the dining service to the room attendants, attention is given to every detail and imaginable want of each passenger.

Despite the dreary weather, the ship's many amenities and activities kept passengers focused on other things. Not being able to swim in a pool while taking in the ocean was a disappointment, but our daily activities calendar had so much to offer. Classes (the aforementioned painting and bridge), music, the famous 3:30 afternoon tea, many speakers on topics as varied as scientific space research, British actors telling their tales, a Beatles historical presentation, and a myriad of other topics. Evenings were saved for musicians and comedians. The ship also has a



**Travel Bug (Continued from Page 14)**



A standard room

planetarium, an excellent library with daily crafting activities, several restaurants featuring a British pub, an Indian restaurant and an Asian restaurant, in addition to the main dining room and the more casual buffet area.

One of the nicer features offered on the QM2 was the dog kennels. A more relaxing method of transporting your dogs to Europe (or from Europe) can be found on the QM2. Our furry friends are offered comfortable accommodations, rooms for the humans to visit with their dogs, and a lovely green carpeted outdoor area with a fire hydrant for the American dogs and a Victorian lamp post for the British dogs. Far nicer than international air travel.



Main dining room wait staff



Serving afternoon tea



Old fashioned game room where I practiced bridge

***Wanted: Travel Bugs***

Are you a travel bug? We'd love to hear of your adventures. Feel free to send the Communications Committee any articles and/or photos of recent trips you'd like to share. We would love to travel with you.





## DID YOU WANT TO KNOW?

By Jim Stewart

**Q. Jim, what did you find out about armadillos in Florida?**

**A.** The nine-banded armadillo is one of the most common animals seen in Florida. These nocturnal mammals can be found everywhere in the state, foraging in residential areas or crossing roads and ponds. Armadillos in Florida have poor eyesight, which can contribute to them falling prey to a number of predators in the state. Their thick armor does not make them invincible, especially to animals that are much larger.



**Thirsty**

When they are babies, they are most vulnerable because they have not grown their armor yet. Common predators of armadillos are: Coyotes, large birds, cougars, black bears and alligators. Their diet can include: Worms, bugs, seeds, snakes, lizards and fruit. Since they routinely dig up their food, they can be considered pests in residential Florida areas.

The nine-banded armadillo found in Florida has an appearance unlike any other mammal found in the state. These unique animals have a protective armor-like shell that is their best defense against predators. However, it is a myth that this kind of armadillo is able to roll up into a ball. Instead, they will leap high into the air if surprised. They do this when startled and can reach about four or five feet high. They also have sharp and long claws that can be used for defending themselves or digging for food.

They have a bony appearance, and when they reach adulthood can be up to two-and-one-half feet long. Their common weight is about 12 pounds, but some have been known to weigh 20 pounds. Their lifespan can be anywhere from seven to twenty years in the wild. When armadillos give birth, they will always have four live babies at once. Females always have quadruplets, and these young are extremely vulnerable to predators because they have thin armor as babies, almost like a human's fingernail.

Armadillos are said to carry leprosy, which is one of the reasons the animals cannot be sold as pets. Armadillos and humans are the only mammals known to be able to carry leprosy. Since armadillos are so common in Florida and frequently forage for food in yards and gardens, many residents consider them to be a nuisance. They have been known to cause extensive damage



**Did You Want to Know (Continued from Page 16)**


by digging up dirt and plants. They are good swimmers and can hold their breath for six minutes and walk across the bottoms of ponds or creeks.

**Q. Most of us were still around as kids when polio was still a threat. How did they solve (fund research for) the cure?**

**A.** Franklin Roosevelt started a foundation to fight polio. Comedian Eddie Cantor came up with the “March of Dimes” asking people to mail a dime to the White House. They were soon overwhelmed with 2,680,000 dimes mailed to them, literally truckloads , mostly from children. These dimes went directly to research that resulted in the Polio Vaccine. This is why Franklin Roosevelt is on the U.S. dime.

**Q. Do you have any fun facts for us with this issue?**

**A. Sure! . . .**

1. You can't see your ears without a mirror.
2. You can't count your hair.
3. You can't breathe through your nose, with your tongue out.
4. You just tried No. 3.
6. When you did No. 3, you realized it is possible, *only you look like a dog.*
7. You are smiling right now, because you were fooled.
8. You skipped No. 5.
9. You just checked to see if there is No. 5.
10. Share this with your friends so they can have some fun too. 

**Revised Bell Tower Park Rules and Regulations**

By Ron McEwan



As most are aware, the POA Board of Directors revised the existing POA Rules and Regulations last September. The last time they were modified was in 2017, so it was appropriate to look at them once again. After a series of delays, and adjustments by our legal group, the final edition was forwarded to the Community late in July.

As would be expected, there were some changes to the document. The update was done to both clarify vague rulings as well as to help make them more current.

First, the Board streamlined it. Previously, it was a combination of items from the Bell Tower Park Declaration of Covenants and Rules and Regulations, with several areas of duplication.

See Rules & Regs Summary, P. 18



**Rules & Regs Summary (Continued from Page 17)**

These areas were combined. Also, the numbering of the various Rules and Regs was modified, again to help avoid confusion. A table of contents was developed by Linda Nunez, to make it easier to find topics of interest.

There were no massive changes to the Rules and Regulations. However, there were some additions and deletions.

- 1.2 The Rule on the **Signs/Flags** was changed
- 1.10 There were additions to the **Hazardous Materials** section
- 1.11 There was an addition to the **Absence from Unit** regulation
- 2.11 There were clarifications to **Parking of Automobiles**
- 2.12 **Boats, Trailers, Commercial Vehicles and other Vehicles**  
Due to new Florida Statutes, rules pertaining to Golf Carts owned and operated in BTP were changed
- 2.13 **Parking Violations** – some signification changes were made here. The role of the BTP Safety Committee plus clarification of the process of ticketing and if necessary, the towing of vehicles was modified
- 2.2.1 **Clubhouse** – The fees for the use of the facility were raised and **Section 14 – e.** set up time for events was increased.
- 2.2.3 **Pools and Spas** – due to numerous complaints and for the health of all concerned **“No smoking or vaping within the pool fenced area both pools”** was added, as is the prerogative of the Board.
- 2.2.1 **Restricted Alterations and Improvements** was placed here.
- 2.3.2 **Shady Lady Removal** – This Rule was modified to eliminate the requirement to obtain Lee County authorization to do so.

Also, at the recent July 23<sup>rd</sup> POA Board meeting, section B. was changed to read:

*Owners seeking permission to remove a Shady Lady from their driveway street area must first obtain written approval from the owners of the **lower unit owners only** on each side of where the tree is located.*

This change is not reflected in the first set of revisions to the Rules and Regulations that were forwarded to you. The amendment will be inserted, and a new set of these documents will be sent to you shortly.

The content of the new document does not change much in terms of the way we live in Bell Tower Park. Updates were made, but overall, the document is much the same as the one revised six years ago. However, the format is easier to follow. Now, it's up to us as a community to follow these Rules and Regulations for the betterment of all.



## **BELL TOWER PARK FURRY FRIENDS**

By Annie Granatino

Last month, I was happy to introduce you to my tuxedo cat, Quince. This month, let me introduce you to my very rambunctious and cute-as-a-button Cairn terrier, Hazel. Hazel is the newest member of my small family. Although she is small in stature, she is very feisty and willing to stand up to any dog or cat, regardless of temperament. I have only had Hazel for a few months. She previously belonged to my sister, Sally, who moved north. Hazel, however, is a Southern girl and did not care for those cold and wet winters. After a year up north, she begged to come back to her native Florida. She was a rescue, who somehow managed to become very spoiled. She has no formal training (that will soon change), thus tries to do what she pleases. Like a toddler,



she is so cute, she gets away with a lot. She feels she is boss of Bell Tower Park and loves to take several walks a day, strutting around like she owns the place. If you see Hazel out and about, give her a quick hello. She is very social and loves meeting new people and animals. My cat, Quince, is not Hazel's biggest fan, but hopefully they will soon learn to peacefully co-exist.

OK, well I have run out of pets. In order to keep this column going, please contact Kathleen, as set forth below, to share your Furry Friend(s) with the community.

Contact: Kathleen at [Sanibel17@yahoo.com](mailto:Sanibel17@yahoo.com) or 317-446-1188.



**TOP**

## RESTAURANT REVIEW – TEQUILA'S

By Kathleen McClanahan-Gruhl



We are so incredibly blessed here at Bell Tower Park as we have zillions of great restaurants within walking distance of our complex. One that stands out to me is **TEQUILA'S MEXICAN BAR & GRILL** which had a name change and a new owner in 2020. The new owner is Omar Hernandez, and I have never been there when he was not at the door greeting everyone who walked in.



Omar & Crew

Very special restaurant that specializes in enchiladas, fajitas, tacos and quesadillas. They also serve chicken, beef, shrimp, steak and seafood along with killer good salads, soups, and appetizers. Their really, really popular dishes include Pineapple Frjitas, Shrimp Tacos, Cheese Sticks, Fresh Guacamole, Chicken Chipotle and a great Taco Salad with either chicken, ground beef or shredded beef.



Owner,  
Omar Hernandez

The prices are very reasonable, and it is a great atmosphere filled with lots of fun decorations and 25 employees who are always friendly, always smiling, always helpful and always grateful that you're there! My favorite appetizer is their Super Nachos with your choice of meat and topped with tomato, green onion, jalapeño peppers, refried beans, guacamole, and sour cream all for less than \$11.

When visiting, ask the hostess to speak to the owner, Omar, and tell him that you read a great review about his outstanding eatery.



# Communications Committee (CommComm) Report

By John Fuller



Much of your CommComm’s time has been taken up with getting the new website put together and launched. (See article on pages 4 and 5.) Among the other matters on our agenda are:

- At the suggestion and follow-up by committee member Mark Lovelace, the distribution box for the free *Florida Weekly* newspaper has been relocated to a more sheltered and convenient spot. It has been moved from near the tennis courts to a more sheltered position under the portico of the main clubhouse entrance. I was unfamiliar with the *Florida Weekly* until now, but I agree with Mark that it is a well-done and informative publication.
- John Scardella and Mike Lewis are making arrangements for a representative of Blue Stream Fiber to give a presentation this fall in our clubhouse. This would be to offer helpful tips and answer residents’ particular questions about our TV, streaming, and internet access.
- Also related to Blue Stream, exploring what the benefits could be of activating a “community access” channel. We have an unknown number of residents whose only communications contact with the outside world is a land-line phone and their television. We want to find out if this community access channel can display some even minimal info from the new website. This would give a window of access to news and social events.



Bell Tower Park			
Association Board Members & Term Expirations			
Revised: May 9, 2024			
Property Owners Association(POA)	Office	Courtyard Homes II	Office
Ron McEwan('25)	Pres	Wesley Dick('26)	Pres
Paul Niss('26)	VPres	Donna Cleary ('26)	VPres
Jodi Harrison('26)	Sec	James Berty ('26)	Sec
Michael Lewis('26)	Treas	Jim Stewart('25)	Treas
John Davenport('25)	Director	Roy Isakson('25)	Director
Courtyard Homes (I)	Office	Carriage Homes	Office
Robert Van Teeffelen('26)	Pres/Treas	Robert Garland ('26)	Pres
Tim Kidd('26)	VPres	Matthew Christie ('25)	Sec
Michael Tew('25)	Sec	Martha Harrie ('25)	Treas



By Ann Granatino

CORNER

***“A verbal contract isn’t worth the paper it’s written on.”***

--- Samuel Goldwyn

Communications Committee plans to share information on a specific contract in each newsletter. As you can imagine, the POA is party to many contracts. It can be confusing looking through them and sorting the details. We hope to share the details with you, to remove some of the mystery of contracting and make life that much easier. In this issue we will review the new landscaping contract with Greenscapes, which started May 1, 2024.

All contracts are available to property owners on our web site following the tabs:

***Documents&FAQs/CommunityDocuments/Contracts/POA*** – or click: [BTP Contracts](#)

As many owners are aware the POA Board of Directors entered a new landscaping management services contract with Greenscapes of Southwest Florida this spring. The effective date was May 1, 2024. The proposal is valid for one year. The annual cost of this contract is \$430,308.00, or \$35,859.00 per month. It is *not*, however, all inclusive, and additional proposals will be required for items not included.

***Editors’ Note:*** POA Board Landscape Liaison, Paul Niss, and Landscape Committee Chair, John Woodard, offer these points of emphasis: At first glance, the new agreement price appears to be greater than with Green Heron. That conclusion is not an apples-to-apples comparison. The following elements of the Greenscapes contract were either not included or were handled under separate contracts.

- Onsite management
- Owner access to make direct requests to Greenscapes (Zendesk)
- Annual trimming of the ficus hedge
- Quarterly ficus treatment for whitefly
- Trimming of preserve encroachment as needed
- Annual swale maintenance

It is, therefore, fair to conclude that the community is getting more for less.

TOP

See Greenscapes, P. 23



**Greenscapes (Continued from Page 22)**

The bulk of the proposal addresses 1) routine turf care, 2) ornamental/palm/and tree care, 3) Ficus trimming, 4) turf fertilizer applications, 5) ornamental/palm/tree fertilizer applications, 6) Integrated Pest Management, and 7) Irrigation Management. Each item is highlighted below. The proposal also includes a Customer Service component, allowing owners to make service requests directly to the contractor via telephone, email, or through their website.

- **Turf Care** - All turf shall be mowed weekly during the growing season (April-October) and bi-weekly during the slow growing season(November-March). Clippings will be left on the lawn unless there are visible clumps. Otherwise, the clumps will be collected and disposed of. All hard surfaces shall be edged with each mowing. Landscape beds will be edged every other visit. Debris and visible clippings will be removed with each site visit, as well as blowing off all walks, driveways and street areas where debris may be visible. Should additional cuts beyond the 44 contracted mowings per year be required/requested, a separate proposal will be provided at the time service is requested. In addition, excessive seasonal leaf flush from hardwoods along roadway or in beds will be removed for a nominal additional fee upon approval.



- **Ornamental, Palm and Tree Care** - Pruning shall include the removal of vegetation that is dead, damaged or diseased. It will be performed as required. Pruning will be by hand unless a flat top and sides are requested. This would be done with gas powered shears. Contractor will cut-back to preserve lines of any vegetation protruding into common areas on an as-needed basis.

- **Ornamentals and Shrubs** - Pruned to maintain a natural, neat and healthy appearance.

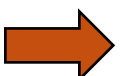
- **Palms** - Fronds will be removed when they are brown and/or damaged. Seedpods and fruits will be removed on a set cycle. Palms will be

trimmed and maintained up to 15 feet in height. Palms exceeding 15 feet will be maintained by other vendors under separate contracts with the POA.

- **Trees** - Trees will be pruned to remove any dead or damaged branches. Trees over 12 feet in height requiring arboring of canopies shall be performed periodically by the POA. Trees impeding truck traffic entering the community will be trimmed for clearance of these vehicles.



**CLICK** to beam yourself down to Greenscapes, P. 29



## ***(YET ANOTHER!)* RESTAURANT REVIEW**

By John Fuller

Airline-crew layovers in Frankfurt, Germany were in the nearby city of Mainz on the Rhine River. Usually, our entire 777 crew (about 7 flight attendants and 3 pilots) would head over to a favorite restaurant, where the most popular item on the menu was a chicken schnitzel smothered in brown gravy with lots of peppercorns in it. I'm not a huge fan of German cuisine (or chicken, for that matter), but this dish was *excellent!* For all the twenty years since retirement, I've kept my eyes peeled for a German restaurant around here that lived up to my memories of that Mainz café. A few days ago, I finally found one!



And it's very near Bell Tower Park. As chicken schnitzel may not be *your* favorite, be assured the menu has a wide selection of not only main courses, but appetizers, sides, desserts and drinks. The atmosphere is quietly intimate, but not cramped. You will appreciate that a pleasant conversation is possible without raising voices. *Note: this was soon after the restaurant opened at 4:30 p.m.*

Be sure and check out the website (click: [Heidi's](#)) for more pictures and details. This is a locally owned and managed business, with a very friendly and attentive wait staff. With 40 years' experience, Heidi's has just re-established itself at this location after being blown out of Fort Myers Beach in 2022. YES, Heidi is usually on the premises looking after everything. Say "HI" to her from Bell Tower Park! The location is about a block west of the Olive Garden at Kenwood Lane.

**BONUS:** If you've ever been caught in the eastbound College Parkway traffic back-up trying to turn right on southbound 41, your visit to Heidi's will help you out. Simply turn right before the Office Depot onto Kenwood Lane, toward Heidi's, and your almost HOME FREE! (Except for 41 & Daniels, of course!)

**TOP**



**New HOA Laws (Continued from Page 12)**

- Provide the community's members upon request a copy of the contract between the association and the CAM or CAM firm;
- Annually complete at least 10 hours of continuing education; and
- Biennially complete at least five hours of continuing education that pertains to homeowners' associations, three hours of which must relate to recordkeeping.

**Official Records**

The bill requires homeowners' associations to:

- Effective January 1, 2026, associations with 100 or more parcels, maintain a digital copy of specified official records for download on the association's website or through an application on a mobile device.
- Provide a copy of records or otherwise make the records available that are subpoenaed by a law enforcement agency within five days of receiving a subpoena.
- Maintain official records for at least seven years, unless the governing documents of the association require a longer period of time.



**Criminal Violations**

The bill provides the following criminal penalties related to homeowners' associations:

- Second degree misdemeanor for any director or member of the board or association to knowingly, willfully, and repeatedly violate (two or more violations within a 12-month period) any specified requirements relating to inspection and copying of official records of an association with the intent of causing harm to the association or one or more of its members;
- First degree misdemeanor for knowingly and intentionally defacing or destroying required accounting records, or knowingly and intentionally failing to create or maintain required accounting records, with the intent of causing harm to the association or one or more of its members;

See New HOA Laws, P. 26 

**New HOA Laws (Continued from Page 25)**

- Third degree felony to willfully and knowingly refuse to release or otherwise produce association records, with the intent to avoid or escape detection, arrest, trial, or punishment for the commission of a crime, or to assist another person with such avoidance or escape; and
- Third degree felony for an officer, director, or manager of a condominium association to knowingly solicit, offer to accept, or accept a kickback. The bill also expands the current criminal prohibitions against fraudulent voting activity to provide it is a first-degree misdemeanor for:
  - Knowingly aiding, abetting, or advising a person in the commission of a fraudulent voting activity related to association elections.
  - Agreeing, conspiring, combining, or confederating with at least one other person to commit a fraudulent voting activity related to association elections.
  - Having knowledge of a fraudulent voting activity related to association elections and giving any aid to the offender with intent that the offender avoid or escape detection, arrest, trial, or punishment.
- Any officer or director charged with a criminal violation under ch. 720, F.S., must be removed from office and a vacancy declared.

***Assisting Law Enforcement***

The bill requires associations, if subpoenaed, to provide a copy of the requested records within five business days of receiving the subpoena and to assist law enforcement in any investigation to the extent permissible by law.

***Financial Reporting***

The bill:

- Requires associations with 1,000 or more parcels to have audited financial statements; and
- Prohibits associations from reducing the required type of financial statement (compiled, reviewed, or audited financial statements) for consecutive years.

***Requirement to Provide Accounting***

The bill allows association parcel owners to make a written request for a detailed accounting of any amounts owed to the association. If the association fails to provide the accounting within 15 business days of a written request, any outstanding fines of the requester are waived if the fine is more than 30 days past due and the association did not give prior written notice of the fines. It also prohibits parcel owners from requesting another detailed accounting within 90 days of such a request.

***Education - Officers and Directors***

The bill revises the education requirements for the directors of homeowners' associations to:

- Require a newly elected or appointed director to, within 90 days after being elected or appointment to submit a certificate of having completed the educational curriculum.

## **New HOA Laws (Continued from Page 26)**

- Require that the educational curriculum include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.
- Require a director of an association that has:
  - Fewer than 2,500 parcels to complete at least four hours of continuing education annually.
  - 2,500 or more parcels must complete at least eight hours of continuing education annually.

### **Enforcement of Covenants and Rules**

The bill requires associations or an architectural, construction improvement, or other similar committee to:

- Provide written notice to the parcel owner of the rule or covenant relied upon when denying the request for the construction of a structure or other improvement;
- Not place limits on the interior of a structure or require review of HVAC, refrigeration, heating, or ventilating system not visible from a parcel's frontage, an adjacent parcel, common area, or community golf course, if a substantially similar system has been previously approved; and
- Not prevent a homeowner from installing or displaying vegetable gardens and clotheslines in areas not visible from the frontage or an adjacent parcel, an adjacent common area, or a community golf course.

### **Fines, Suspensions, and Liens**

Associations must have a hearing before a committee to review a fine or suspension issued by the board, and the bill:

- Requires the 14-day notice of the parcel owner's right to a hearing to be in writing;
- Requires the hearing to be held within 90 days of the notice of hearing;
- Allows the committee to hold the hearing by telephone or other electronic means;
- Requires written findings related to the violation to be provided within seven days of the hearing, the date the fine must be paid or the suspension fulfilled;
- Requires the date by which the fine must be paid to be at least 30 days after delivery of the written notice of the committee's decision; or
- Prohibits attorney fees and costs based on actions taken by the board before the date set for the fine to be paid;
- Allows that, if a violation and the proposed fine or suspension is not cured or the fine is not paid, reasonable attorney fees and costs may be awarded to the association, but may not begin to accrue until after the payment date of the fine or the appeal time has expired.

The bill prohibits homeowners' associations from issuing a fine or suspension for:

- Leaving garbage receptacles at the curb or end of the driveway less than 24 hours before or after the designated garbage collection day or time.

See New HOA Laws, P. 28

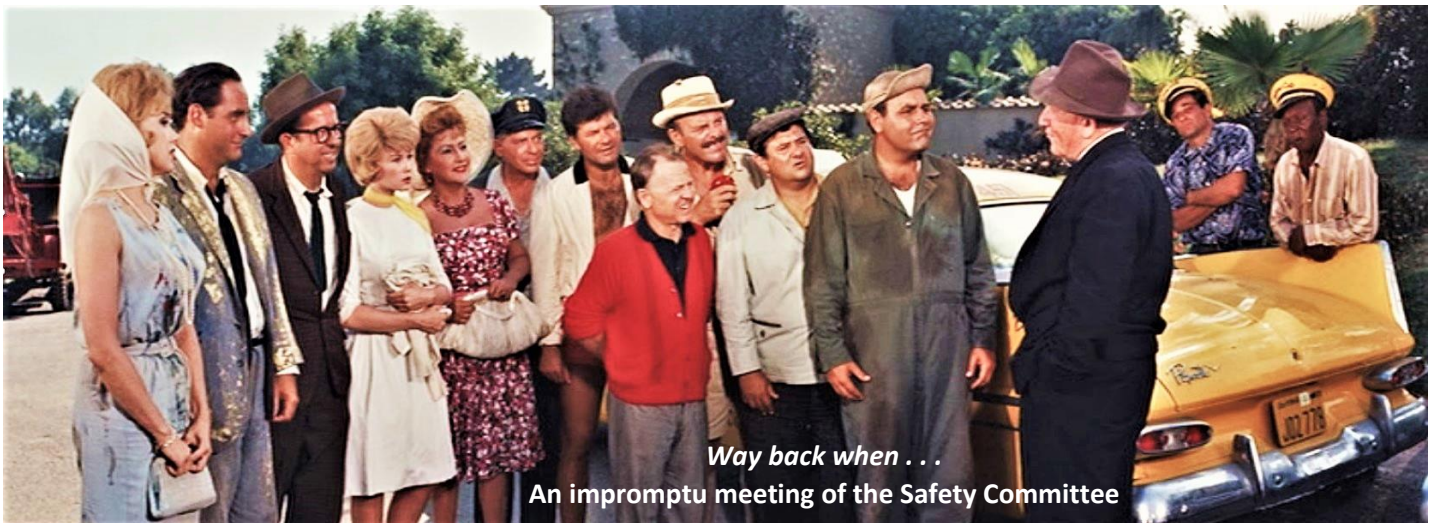


**New HOA Laws (Continued from Page 27)**

- Leaving holiday decorations or lights up longer than indicated in the governing documents, unless such decorations or lights are left up for longer than one week after the association provides written notice of the violation to the parcel owner.

The bill also provides that homeowners' associations may not prohibit a homeowner or others from parking:

- A personal vehicle, including a pickup truck, in the property owner's driveway or in any other area where they have a right to park.
- A work vehicle, which is not a commercial motor vehicle, in the property owner's driveway.
- [ An ] assigned first responder vehicle on public roads or rights-of-way within the homeowners' association.



In addition, the governing documents may not prohibit a property owner from:

- Inviting, hiring, or allowing entry to a contractor or worker on the owner's parcel solely because the contractor or worker is not on a preferred vendor list of the homeowners' association or does not have a professional or occupational license.
- Operating a vehicle in conformance with state traffic laws, on public roads or rights-of-way or the property owner's parcel, unless the vehicle is a commercial motor vehicle.

***Electronic Voting***

The bill allows members of a homeowners' association to consent to electronic voting by using an electronic means of consent. Current law requires written consent to vote electronically.

***Assessments***

The bill permits only simple interest, not compound interest, to accrue on assessments and installments on assessments that are not paid when due.

**If approved by the Governor,  
or allowed to become law without the Governor's signature,  
these provisions take effect July 1, 2024.**

***Vote: Senate 40-0; House 110-0***



**Greenscapes (Continued from Page 23)**

**Ficus Trimming** - Hedges under six feet tall will be pruned to maintain a natural, neat and healthy appearance, those exceeding six feet tall will be pruned once a year.

**Turf Fertilizer Applications** - The contractor is responsible for the rate and application of fertilizer. Turf will receive four treatments per year. Following application of granular fertilizers, driveways, sidewalks and shrubs will be blown off to prevent staining, spotting or burning from the fertilizer. All applications will be performed in accordance with County ordinances.

**Ornamental, Palm, Tree Fertilizer Applications** - The contractor is responsible for the rate and application of fertilizer. Ornamental shrubs, palms and trees will be fertilized consistent with manufacturer recommendations. Ornamentals and Ficus will receive four treatments per year. Following application of granular fertilizers, driveways, sidewalks and shrubs will be blown off to prevent staining, spotting or burning from the fertilizer. All applications will be performed in accordance with County ordinances.

*See Greenscapes, P.30* 

**BOARDS & COMMITTEES**

*\*Occasionally a need may arise to re-schedule a meeting -- proper notice of that will be sent to residents.*

<u>ORGANIZATION</u>	<u>*DATE &amp; TIME</u>	<u>LOCATION</u>	<u>PRESIDENT</u>
<b>POA Board</b>	4 <sup>th</sup> Tuesday, 6 pm	Office Annex	Ron McEwan
<b>Carriage Homes</b>	Annual & As Needed	Office Annex	Robert Garland
<b>Courtyard Homes (I)</b>	Annual & As Needed	Office Annex	Robert van Teeffelen
<b>Courtyard Homes II</b>	Annual & As Needed	Office Annex	Wesley Dick
<u>COMMITTEES</u>			<u>Chairperson</u>
<b>Landscape</b>	3rd Thursday, 4 pm	Clubhouse	[ Open – HELP!! ]
<b>Amenities</b>	As Needed	by notice	Keith Miller
<b>Safety</b>	As Needed	by notice	Dan Hickey
<b>Communications</b>	1 <sup>st</sup> Thursday, 1 pm	Clubhouse	John Fuller
<b>Social</b>	1st Tuesday, 4 pm	Clubhouse	Kim Walerius
<b>Finance</b>	As Needed	by notice	Martha Harrie
<b>Fining</b>	As Needed	by notice	[ None Required ]

[BTPCommunications@hotmail.com](mailto:BTPCommunications@hotmail.com)

*As of now, messages for board or committee members can be sent to the office or through the new website.*

*The CommComm is using a generic email address (see above) which is monitored by one of its members.*

**Greenscapes (Continued from Page 29)**

**Integrated Pest Management** - Turf weed control will be rotated on an eight-week cycle and can only be applied safely when temperatures are below 90 degrees. All landscaped bed areas where weeds are evident will be treated with herbicides as needed. Inspection of the turf areas and ornamental shrub material shall be done on an eight-week cycle, with applications performed as needed. Ficus White Fly treatments are scheduled four times per year and grub treatment is scheduled twice a year.

**Irrigation Management** - The contractor will conduct routine monthly maintenance inspections of the irrigation system.

Irrigation repairs over and above routine maintenance will be done on a time and material basis. These may include installation of risers, head replacements, nozzle/filter replacements, valve, solenoid replacements and valve boxes and covers, among other things.

In order to expedite minor repairs, the Contractor is authorized to perform \$400 worth of repairs without prior approval. Any repairs above that amount must have written authorization prior to the commencement of any work. A written proposal will be provided to the POA.



*A recent landscaping attempt to re-establish visual screening of the commercial neighborhood. This is along the south wall, using fast-growing shrubbery.*

In addition to the above services, the contractor will provide a Horticultural Report every two months or on a previously agreed to schedule. The contractor representative will also provide dates and time of the property inspection to the owners' authorized agent and assigned property management company.

Finally, as mentioned above, the proposal contains a Customer Service element new to the community. (You will typically hear it referred to as "**Zendesk**", a computerized job-tracking system.) This will offer owners direct, ongoing communication with the contractor's Client Services Manager. This Manager will keep the owner fully informed of all matters pertaining to activity on the Owner's premises. All individuals submitting a Service

**TOP**

See Greenscapes, P. 31



**Greenscapes (Continued from Page 30)**

Request, shall be kept fully informed of the status of their request. Documentation of all requests will be maintained in the Contractor’s database.

Please note, that there are some exemptions to the contract, to which the contractor shall not be liable for damages, to include:

All underground utilities to include low voltage lamps, wiring, piping, and cable.

All objects in the turf without a buffer area of one foot, including holiday decorations, utilities, sewer clean out, screening and fencing.

The contractor will follow Chapter 556 of the Florida Statutes - The Underground Facility Damage Prevention and Safety Act when using powered construction equipment.

The proposal is extensive and not all items are covered here. I hope the above information gives you a general idea of services to be expected and how to remedy issues that may arise.

The contractor may be contacted as follows:

**Greenscapes of Southwest Florida**  
 14370 Collier Blvd. Naples, FL 3411 9  
 Phone: **239-643-4471**  
 Website (click): [greenscapesfl.com](http://greenscapesfl.com)

**Greenscapes Service Calendar for Bell Tower Park**

Service Calendar	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Service Trips	4	4	5	4	5	4	4	5	4	4	5	4	52
Mow, Hard Edge Line Trim	3	3	3	4	4	4	4	4	4	3	3	3	42
Swale Maintenance						1							1
Soft Edge	1	1	1	2	2	2	3	2	3	2	1	1	21
Ornamental Pruning	1		1		1		1		1		1		6
Hedge (Ficus)		1											1
Trim Palms/Trees under 15'	1	1	1	1	1	1	1	1	1	1	1	1	12
Ornamental Grasses Structural Cut-Backs			1						1				2
Bed Weeding & Debris Removal	Continuous												
Mulch													0
Turf Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application			3 <sup>rd</sup> Application			4 <sup>th</sup> Application			4
Ornamental / Ground Cover Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application			3 <sup>rd</sup> Application			4 <sup>th</sup> Application			4
Palm / Juvenile Tree Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application			3 <sup>rd</sup> Application			4 <sup>th</sup> Application			4
White Fly	1			1			1			1			4
Turf Weed Control	1		1		1		1		1				5
Turf Insect & Disease Control	1		1		1		1		1				5
Ornamental Shrub/Insect & Disease Control	1		1		1		1		1				5
Irrigation Inspections	1	1	1	1	1	1	1	1	1	1	1	1	12
Horticultural Review	1	1	1	1	1	1	1	1	1	1	1	1	12
Horticultural Reports	Weekly Reports												

\* Changes to the timing may occur during the course of the year based on environmental conditions. See your Client Services Manager for exact dates tailored to your property.





**Office Contacts**

**Association Manager:**

Brandi Wells  
(239) 774-0723 Ext. 220  
[b.wells@cmgflorida.com](mailto:b.wells@cmgflorida.com)

**Support Professional:**

Beta Bond  
(239) 774-0723 Ext. 219  
[b.bond@cmgflorida.com](mailto:b.bond@cmgflorida.com)

**BELL TOWER NOTES II - Volunteers**

**Writers:**

Kathleen McClanahan    Alicia Shaw    John Woodard  
Kim Walerius    Jim Stewart    Ron McEwan    Annie Granatino

**Photography:**

Annie Granatino    Kathleen McClanahan    John Fuller  
Kim Walerius

**Proofreading:** Dee Isakson, John Scardella, Kim Walerius,  
Jodi Harrison, CommComm, others

**Event Calendar Trackers:** Annie Granatino & Kim Walerius

**Editors & Layout:**

John Scardella    Ann Granatino    John Fuller

