

**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: November 11, 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**

- Brandi Wells - CAM Manager – In-person
- Ron McEwan – President – In-person
- Paul Niss – VP – In-person
- John Scardella – Secretary – In-person
- John Davenport – Member at large – In-person
- Participants on the bridge
- 27 Clubhouse attendees

**III. Review and consideration: October meeting minutes.**

- Tabled to next BOD Meeting

**IV. Budget Review**

Brandi conducted a line-item review for the board and attendees.

- Line 51044 was explained by Ron McEwan that this increase (\$37,284) in this line item is the result of the reduction in line 51120 by \$57,516. This was accomplished by putting Brandi and JeanMarie in line 51044 and the savings in the rates of pay for the CAM, saving of \$14,000.
- Line 61387- Discussion and agreement by board to increase from \$50,000 to \$70,000 as we have a quote for the \$70,000 amount.
- Discussion related to line 61771 and it was agreed to reduce this amount from \$75,000 to \$50,000 for the replacement of sprinkler heads. The BOD will revisit this item in the first quarter of 2025.
- Eliminated line 50400 as the POA cannot accumulate bad debt.
- Explanation of line 51900 related to Legal Fees and the associated increase.
- Discussion on Line 61675 and the decision to reduce this item by \$5,000 to \$8,000.

- Discussion related to line 71010 to reduce by \$7,000 to \$15,000 as a result of no longer having to water the tennis courts.
- Increase line 51227 for the Social Committee to \$3,500.
- BOD discussion related to the reserves and the pending release of the reserve study. It was agreed to increase the reserves from \$120,000 to \$130,000.
- Motion was made to table approval of the budget until the next regular BOD meeting.

#### **V. Adjournment**

- Motion to adjourn was made by Paul Niss and seconded by John Scardella at 7:20 pm