

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 19, 2024

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 20 in person community attendees
- 12 community attendees via Zoom
- 2 guests from Edward Jones

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
- Mike Lewis – Treasurer – In-person
- Paul Niss – VP – In-person
- John Scardella – Secretary – In-person
- John Davenport – Member at large – In-person

III. Review and consideration: October and Budget meeting minutes

Motion to accept the October and Budget meeting minutes.

1st – Pau Niss

2nd – John Scardella

Passed Unanimously.

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

- John Davenport asked when the reserve study will be available for review.
 - The Reserve Study is due this week and if the reserves need to be increased, the budget can be restated in the 1st quarter of 2025.

Motion to accept the 2025 Budget.

1st – Mike Lewis

2nd – Paul Niss

Passed Unanimously.

Motion to accept the Treasures Report

1st- John Davenport

2nd – Paul Niss

Passed Unanimously.

A presentation by representatives of Edward Jones on their company's program for community associations reserve funds.

A motion to move the Reserve CD's to Edward Jones in January 2025 was made by Mike Lewis and 2nd by Paul Niss.

Passed Unanimously.

V. Community Manager's Report

- Gate Issues resolved
- Pedestrian gate battery issues are being resolved.

VI. Committee and Liaison Reports: Please share committee updates with the secretary.

- **Social – Kim Walerius /Ron McEwan**
- October was busy with the Halloween Party and Trunk and Treat. Approximately 25 children attended the Trunk and Treat
- November 10th the Coffee Hour was held.
- December 14 is the Holiday Party from 6-9 PM in the Clubhouse, Tickets are \$30 and times will be sent out via email blast for purchase. Nino's will cater for the event and there will be a DJ for music entertainment.
- **Building & Amenities – Keith Miller / John Davenport**
- The committee has conducted a review of items to be addressed and has sent them onto the board for review and action.
- **Landscape – Dan Kerinuk/ Paul Niss Meeting 11/21**
- Planting of flowers is complete; Mulching is 80% complete; Ficus is 30% complete and the fertilization of the Ficus will done after the trimming is complete; Palm Tree trimming will begin this week and fertilization of the palm trees is complete.
- **Security – Dan Hickie / John Davenport – Meeting – TBD @ 3P – Office**
- Patrols continue
 - Guest passes are difficult to see when placed on the leading edge of the dashboard.
 - Residents are not allowed to have a bar code for gate entry and a guest pass

- The committee has instituted the towing procedure and multi-violation towing procedure.
- A water and personal safety class will be held on December 11th at 5 pm.
- **Communications – Annie Granatino / John Scardella – Meeting – 9/5 @ 1P - CH**
- The Newsletter will be released on Monday November 25th
- **Item 2** - The Communication Committee thanks the Board for its support with the new website.
- John Fuller continues to load content into the BTP Community Website, We have 280 registrants to the website.
- Chairpersons please submit updates of your committee minutes to John Fuller so they may be added to the website.
- **Finance – Martha Harrie / Mike Lewis - Meeting – TBD**
- Refer to Treasurers report.

VII. Old Business:

- a) Tennis Court Update: The review process is now complete and Sports Surfaces will begin work the week after Thanksgiving.
- b) Preserve Maintenance Update: the contract signed is for \$3,500 per day. Clean-up completed on 4-5 preserves with 7-8 yet to be done. We currently have approximately \$7,000 left in the line item, and it is agreed by the board that we have them return for another day to complete the project.
- c) The vehicle gate issues have finally been resolved. Pedestrian gates need to have the batteries replaced.
- d) Roof Tile Storage Update: The 3 sub-associations and the POA are in discussion, and it is proposed that the pallets of tiles be unstacked and tarps be placed over the tiles for safety reasons.
- e) Reserve Study Update: See Treasurers Report.

VIII. New Business:

- a) Tree Trimming Update: See Landscape Committee Report
- b) Mulch Install Update: See Landscape Committee Report
- c) Edward Jones Financial Discussion: See Treasurers Report

IX. Presidents Report

- Lake Doctors are evaluating the lakes and fountains to determine what exactly needs to be completed.
- The Southern fence project will be completed this week.

- The Holiday Decorating Committee has been getting ready for the installation of the decorations and lighting on Thanksgiving evening.
- The Next POA Meeting will be on December 17th at 6:00 PM.

X. Community Comments

- It was reported that people have been entering through the out gate on the West Hyde Park Residential gate due to the long lapse in time for it to close.
- It was reported that there are irrigation issues on West Hyde Park.
- It was reported that vendors are not cleaning up after they have completed their contract work.
 - A change in the job completion inspection process will be explored in the near future.

IX. Adjournment – 7:35 PM