

Monday – December 24th 2024 - Notes to the Community

BTP Homeowners and Residents,

Hello, everyone,

The year is winding down, and here are a few subjects to report after a very active year here in Bell Tower Park.

Mulching Project – Our new contractor, Express Mulch started their work on November 11th. Unfortunately, there were several miscommunications that delayed its completion, which will be done this week. When the bid was requested and submitted, two areas as well as the common areas of the community were omitted. One omission was detected, the other wasn't. Thus, when Express finished that portion, there were still areas that needed to be mulched.

Due to the issues that we had with Express Mulch, the decision was made to obtain another bid from them, as well as from our previous supplier, Southeast Spreading. Southeast had a lower estimate and was awarded the job. Since they spread mulch, by hand as opposed to blowing-in product, there were numerous bags of mulch delivered to the community on Friday.

We had anticipated a large saving in the cost of mulching this year, due to the more labor efficient method of spreading it. But, due to the miscommunications and interpretations of the specifications of the project, we will not see as large savings as we had hoped. At this time, the final invoices haven't been submitted, so final costs aren't currently available, but the total cost will still be less than budgeted.

The December POA Board Meeting – The meeting took place last Tuesday the 17th. There were several items discussed that should be of interest:

- We have sixteen **small preserve areas** sprinkled through the property. Also, we have the two large areas located in the middle, plus

the preserve that stretches the length of our northern perimeter. Again, they haven't been cleaned out for quite some time. Aquatic Weed Control, a Lee County authorized company licensed to maintain preserve areas, based in Ft. Myers and has worked here in BTP for over ten years, did the job. Over the last several weeks they have cleaned out dead debris, etc. from all the small preserves. They will also provide costs to address the larger areas as well

The Board agreed to a contract to have the smaller areas cleaned out annually and will determine next steps with the larger one's next year.

- Our questions concerning the **Reserve Study** that were mentioned earlier, were submitted to Sedgewick Company. We are waiting for their response as to how they will be addressed.
- Our new lake and fountains/aerators maintenance company, Lake Doctors, has been busy over the last two months evaluating, while servicing our water and equipment. We are scheduled to meet with them on January 6th to discuss their findings and steps moving forward to improve the quality of our lakes and ponds, and equipment.
- After several delays, the **cyclone fence** along our southern perimeter has been replaced by Superior Fencing.
- The **Tennis Court Renovation project** was discussed. As we've seen, the asphalt foundation has been installed and work will pick up again in January, roughly 30 days after that phase was completed. There were three items within the project that required Board approval:
 - The cost of **the windscreens for the tennis and pickle ball courts** was approved. This was bid out separately and Welch Sports Surfaces was chosen to provide the screens. The installation will be completed by our Amenities Committee or our independent handyman. The cost was \$2,324.
 - The **Sports/Basketball Court resurfacing project** was awarded to Sports Surfaces, who submitted the lowest bid for the project. This will be completed after the Tennis Court Renovation

has been completed, probably sometime this summer. The cost was \$12,500.

- Finally, the **fencing around the Basketball Court** will be replaced as well. It was treated separately from the fencing around the tennis/pickle ball court. This bid went to Superior fencing at a cost of \$10,900.

- The **construction of the new Bocce Court** is currently on hold until we can determine if additional permitting and surveys are Necessary prior to the start of the project. If so, this could set the timing of the project back significantly, if we are able to do it at all, due to potential extra costs that would be incurred. We are meeting with Sports Surfaces personnel on January 3rd to learn more.

- The Board also discussed hiring an **independent project engineer** to oversee these projects. After much discussion, it was decided to forego this option. The cost estimate was approximately \$2,000 per day and would have been needed for several days during the remaining course of the project.

- The **front door to the Clubhouse** has not been closing properly and our long-time service company, Anytime Lock, Key and Door, provided us with two quotes for a short-term remedy for the situation. The more costly quote, which was more inclusive in terms of providing a longer time having the door work properly, was selected. The cost was \$3,802. Our technician though explained that the door will need to be replaced sometime soon due to wear and tear.

- The topic of **securing the windows and doors of the Clubhouse and the Office during hurricanes** has been discussed for several years. A bid to install accordion-type shutters has been in house for over a year. The cost was approximately \$73,000. We are in the process of acquiring bids to install hurricane resistant windows as well. These would be more expensive, but more energy efficient and aesthetically more appealing, plus government credits could be available if they were installed.

A way to pay for this project could come from our **capital contribution fund** -- money collected when a new owner buys a home in BTP. After discussion and comments from residents in attendance that worked in real estate, the Board voted to increase the contribution from \$400, where it's been for years, to \$1000, to stay current with other communities in the area.

The project itself was tabled for further discussion.

- Finally, the **Board voted to change POA Board meetings** from the 3rd Tuesday of the month to the 4th Tuesday of the month in 2025. Several times this year our financial reports, generated by Cardinal, have been delivered just prior to or after a meeting, not allowing for proper time to evaluate them. Thus, the reason for the change.

Other items of interest –

- Hopefully everyone has seen the decorations around the Clubhouse and Office complex, as well as the common areas, gates, etc. in the Community. Thanks again to **Nancy and Mike Enos** for spearheading this effort and to **Fred and Joan Creed, Mark Trail, Robin Schivinski, Alicia Gallante**, and the other members of the **Holiday Decorations Committee**, for the outstanding job that they did.

This initiative has prompted several BTP residents to decorate their homes as well, making the Community look more festive over the Holidays. And thanks to **Brynn Lundgren** and her BTP Facebook page, working with the Social Committee and **Kim Walerius**, for creating a contest to choose two winning home decorations.

It's wonderful to see more community involvement here in "The Park".

- The pressure washing of our driveways is nearly complete. After some initial confusion, the project has gone fairly smoothly. And the driveways/walkways that were cleaned look a whole lot nicer than before. GreenEarth will now begin working on our common areas:

Clubhouse/Office exteriors, guardhouse, Avon Pool building, pool decks, street gutters etc.

That will close the final Notes to the Community edition for 2024. Here's hoping that everyone has a very Happy Holiday Season and a Happy, healthy 2025 from your **POA Board** –

- Paul Niss
- John Davenport
- Mike Lewis
- John Scardella
- Ron Mc Ewan

And our **great staff** --

- Bandi Wells
- Jeannemarie Kane

Thanks, best wishes and see everyone next year!!!

Ron Mc Ewan

Board President – Property Owner's Association