

March 17th, 2025 - Notes to the Community -

Hi everyone,

Happy St. Patrick's Day to all! It looks as though we're going to have a great week to ten days of weather ahead, so please enjoy early Spring in SW Florida!

First and foremost – next week is Annual Meeting week. All four Associations will be holding their meetings: Carriage Homes on Monday the 24th, the POA on the 25th, Courtyard I on the 26th and Courtyard II on the 27th.

Most importantly, three of the four Associations have board seats that will be up for election. So PLEASE take the time to vote for the candidate(s) that you feel will do the best job of representing you. If for some reason you DID NOT receive a packet with a ballot and a proxy for the POA AND/OR your individual sub-Association, please contact Brandi or Jeannemarie to obtain anything that you haven't received. As they used to say in Chicago years ago --- "vote early – and often" --- only kidding – **But please be involved!**

Community Gates – As we know the gates are finally operational – after almost a month of being out of commission. This has been a frustrating situation for all of us. Not to mention a breach in our safety situation within BTP.

As we've relayed to you, Envera was "hacked", their cyber-security was breached, and it took a great deal of time to rectify the problems. Apparently, their operation in Texas was "hit" recently as well.

A big thanks to Brandi and Jeannemarie for their constant research and follow up on this. Service people from Envera were very difficult

to contact for updates and at times, little information was available. But hopefully this nightmare has passed.

Meanwhile, we are actively speaking with and gathering quotes from other security companies – and yes, there are several of them that work in our area - to obtain alternatives to our current service company.

Capital Contributions – Mentioned at past meetings, this topic has been of interest. In 2013, the Bell Tower Park POA Board of Directors approved the collection of a Capital Contribution that was tied into the sale price of each home in the Community. In 2017, the fee was set at \$400 per transaction. Until recently, this fee was collected and placed in a Capital Improvement fund for BTP. These funds have been used for the purchase of pool furniture, for example.

However, Florida Statutes, for various reasons, deemed this practice illegal for POA's/Condos. HOA's are authorized to charge the fee.

Since Bell Tower Park was registered as a "Condo Association", in our governing documents, we are considered a POA

We are not allowed to charge this Capital Contribution fee. Thus, the practice has been discontinued here. This opinion came from our legal firm, as well as several firms with which we've spoken.

So, the idea of utilizing this avenue as another source of BTP capital improvements is no longer viable

Tennis Court conversion – The **pickleball courts** and **tennis court** Renovations are complete and people are enjoying them in record numbers. It's great to see so many participating!

Thanks to the Amenities Committee – lead by Board member **John Davenport**, Committee Chair **Keith Miller** and **John Woodard** for spearheading this effort. They've dealt with some trying times getting this project completed but have persevered. Hats off to them as well as the rest of the Committee.

Again, and to preserve the finish of the surface – PLEASE DO NOT PUT CHAIRS, BENCHES OR ANY FOREIGN OBJECTS ON THESE COURTS, AT ANY TIME.

Also, the resurfacing of the **basketball court** was completed last Friday. A brand-new acrylic surface was installed, and the surface was painted. After a couple of days needed for curing, the court will be ready for play early this week. Thus, this phase of the Sports Complex renovation is complete.

The **Bocce Court** situation is still up in the air. Two zoom meetings were held with the contractor over the last week and a half, trying to determine what needed to be done – and possibly arrive at a rough cost estimate – to gain approval to move forward with the project. Although the Bocce Court was an add on to the original Tennis Court renovation initiative, it was promised to be done and was a part of our 2024 assessment.

Unfortunately, we were not made aware of the potential additional costs for permitting, site plan inclusions, possible environmental impact studies, engineering studies and the like, created because this would technically be a new structure on property. “Red tape”, as they say.

So the next step is a meeting with the appropriate Lee County Department to discuss the particulars and how we can proceed with this phase. More on this as it develops.

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The Annual Meeting and regularly scheduled March meeting.

Our next POA meeting will be held next Tuesday, March 25th at 6PM. There is a change in the sequence of this meeting. Our regularly scheduled March Board meeting will NOT begin at 5PM as noted earlier. The Annual Meeting will convene at 6PM. Results of the election of two Board members to the POA Board will be announced along with the outcome of our proxy items.

Then, immediately thereafter, **the Organizational Meeting** will be held. The new Board members will then elect the Officers for the new Board. Following that, the regularly scheduled March Board meeting will be held.

The agenda for the regular meeting is not extensive and will be short in duration. As always, it will be held in the Admin/Annex building. Should you not be able to attend in person, it again will be available using our new “owl” zoom system.

Thanks everyone. Looking forward to seeing as many of you as possible next Tuesday!!

Ron Mc Ewan, Board President
Bell Tower Park Property Owners Association