

April 1st, 2025 - Notes to the Community -

Hello fellow owners and residents,

As we know, the Bell Tower Park POA held its **Annual Owner's Meeting** last Tuesday. It was great to see that the Annex was nearly full of stakeholders that were interested in what's going on in the Community. And there were numerous others that joined in via "zoom". So, thanks to all for all that participated.

The event combined the Annual Owner's Meeting, the Board Organizational meeting and the regularly scheduled March Monthly Board meeting, so a lot of material was covered.

The **Annual Meeting** was official in that the total of proxies received and members in attendance far exceeded the minimum number required by BTP By Laws. While the ballots for the two Board seats that open for election were being counted, a recap of changes and improvements around the Community was discussed:

The first item was the replacement of our **Property Manager** last April, and the succession of **Brandi Wells** as our new CAM. Her commitment to customer service and willingness to help residents provides a great addition to the culture of the office. As does that of Jeannemarie Kane, our Admin Assistant.

Landscape contractor - Greenscapes' arrival as new provider on May 1st was highlighted. They have introduced a new level of customer service thanks to our client service manager Leslie Casandra, and crew Supervisor Kenny Giona. Also, their "zen desk" allows owners to contact Greenscapes and get a quick response to requests and questions, avoiding any intermediary contact.

Community communications have improved significantly with first the quarterly Newsletter, Notes to the Community, frequent email blasts from our office, and the introduction of our new Bell Tower Park-owned and operated, official web site.

There was a terrific addition to our **Amenities** package: four brand new pickle ball courts and a renovated tennis court. The basketball court was resurfaced as well. This addition not only provides a needed venue for our pickle ball enthusiasts, it also helps keep the neighborhood competitive with others in our area and helps increase our property values.

In addition, all **five common area buildings** – clubhouse/annex, cabana, small pool building, the guardhouse and the front monument were **re-roofed**. This not only allowed us to insure these buildings again, but it also reduced our insurance exposure from a cost standpoint.

Financially, the POA essentially spent our entire amount of funding (\$1,939,026) in fiscal 2024, with a slight overage of \$456.

An agreement was also made with **Edward Jones** to manage our reserve funds. Instead of holding several bank CD's that yielded much less, we combined these funds under one roof with a guaranteed rate of 4.5% annually. This will help the growth of our reserves.

Bell Tower Park Committees were very active. The **Social Committee**, led by **Kim Walerius**, provided a variety of events for our enjoyment with their schedule for the 2024-25 season. And did a remarkable job of planning and executing more and new activities than have ever been done in BTP.

The **Landscape Committee**, first led by **John Woodard**, and now **Dan Kernick**, has worked with Greenscapes to beautify the community: developing a long-range plan of action, then making

improvements i.e. - screening the south wall, refurbishing numerous yards at Courtyards and working on best landscape practices throughout.

Activities for the **Amenities** and **Communications** committee, led by **Keith Miller** were mentioned previously, but a new committee – **Holiday Decorations** – coordinated by **Nancy and Mike Enos** did a remarkable in November bringing the holiday spirit to BTP.

There were several areas that had been neglected for several years that were addressed. The sixteen small **Preserve areas** and three large Preserves on property had not been attended to since 2016. Aquatic Weed Control returned last year to clean and clear the small Preserves. They also worked on small sections of the larger Preserves. This will be an ongoing, expensive undertaking over the next several years until we gain control of the conditions of our Preserves.

Recently, we learned that equipment that operates our **entrance gates, security cameras and software** had been neglected, and in some instances was obsolete. Then the calamity with the inoperative gates due to a computer “hack” of the Envera system occurred and lasted for weeks. We are currently investigating alternatives to the existing system and should have a solution sometime in early summer.

Finally, we found that the four **large pumps** used to move **irrigation** water through the system that keeps the Community green were original equipment (20 plus years old) and close to the end of their useful life. Hoover pumps had spoken with management about this over the last several years, but to no avail. We are now in the process of replacing some of this equipment to help stabilize the situation. More on this will be available soon.

At that point, the **results** of the **POA Board election** were announced by Brandi and **Mark Trail** and **Ron Mc Ewan** were voted on to the Board. named

The **Board Organizational Meeting** was held immediately thereafter: Ron Mc Ewan was re-elected as Board President, Paul Niss was re-elected as Vice President, John Scardella was re-elected as Secretary, and Michael Lewis was re-elected as Treasurer. Mark Trail will be the Board member at large.

The regularly scheduled **March POA Board meeting** was then called to order.

Old Business discussed included an update on the treatments on ft

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