

May 5th, 2025 - Notes to the Community -

Hi everyone,

We're into May now and things have slowed down a great deal around the community. Our northern residents are leaving or already have. Sorry to see them leave, but look forward to their return in the Fall.

However, activities haven't slowed down – a number of projects are in the works, as most of us are aware, and it will be a busy Spring and Summer around Bell Tower Park.

First and foremost, though, is **our lack of rain for this entire year**. The “dry season” sure **is** dry so far in 2025. To date (Saturday 5/3 – and not counting that light drizzle that we received yesterday) according to the New Press, we have received a meager 3.6 inches of rain this year. Of that, 1.7 inches arrived in February. Normally to date we should expect 8.8 inches. So, as we know things are parched.

Our irrigation system has been taxed as well. Our antiquated irrigation pumps that have served the community since the development began, have all had “down” periods during the last twelve months, and more frequently of late. We have four large pumps that move water from our lakes to the irrigation system. When just one is out of commission, it impacts large areas of BTP. At times over the last couple of months we've had two and three out of service simultaneously. Thus, the lack of rain and pump reliability have been a real issue. And, we've had our share of sprinkler head malfunctions in most areas, that have added to the problem.

We have been working closely with **Hoover pumps**, our long-time service company. They have been very prompt in visiting our property to service the pump issues. And **Paul Niss**, our Greenscapes liaison, has been very busy working with their irrigation group to identify and have sprinkler head issues repaired.

Regardless, we still have several weeks before the “rainy season” begins. Everyone involved understands the problems that we’re having – as are communities all over SW Florida. And, due to permitting, we’re told by the folks at Hoover that the new pump that will replace two of the older ones won’t arrive now until the end of May.

But most urgent is the arrival of more precipitation. Our floritam grass will come back to its lush green color with more water. It always does. This is just a situation that we’ll have to deal with until nature takes its course and the rains begin.

The next topic is our new **POA Web Site**. As has been mentioned numerous times, the new web site is the **OFFICIAL** web site of the POA. This means that all of the numerous documents and records required by Florida Condo Statutes are to be included on the site. Thanks to the outstanding work of Communications Committee volunteers – **John Fuller, Nina Anderson, John Scardella, Mark Lovelace and Annie Granitino** plus the **RGB Internet Insights** team, the firm that built and has guided us through this process, much of this content has been loaded on to the platform. It will all be completed later this year to meet State requirements to have it in compliance by January 1st, 2026.

But equally important, the site now serves as the true communication vehicle for the POA. To make this happen, over the last several months, information for BTP owners (names, addresses,

email addresses, etc.) has been collected as owners have signed up to be a part of the site.

Then, over the last several weeks, this data for others that had not yet registered to be on the web site, was transferred from the Cardinal Caliber platform (with their permission). All of these residents were contacted to be sure that they wanted to be involved. All but two owners agreed to do so.

So, from this point on, all electronic (email) correspondences from the office, the Board, Social and other Committees, etc. etc. will be generated through the web site and will be hosted there as well.

All of you have received notes from this email address – do-not-reply@send.belltowerparkcommunity.com. If you have not, PLEASE check your spam folder. Messages from the new web page will be coming from **this** email address, **instead of** email_alert@calibersoftware.com.

Again, some owners have not registered for the web site, but will still receive email messages from the office, etc. However, they **will NOT** have access to the private or residents/owners' portion of the site (which is password protected) until they register.

It's easy to do – simply type in the web address in your browser --- belltowerparkcommunity.com and follow the instructions.

This new web site will be useful to all of us: year 'round residents and part-timers as well. The monthly calendar of events, community news, community documents and financial information, helpful to know hints, and a great deal more are there. So please explore and become familiar with it. Again, it is now the home of BTP POA information.

Our last **POA Board meeting** took place on **April 22nd**. Other than the approval of \$8,680 for landscape improvements, no other projects were approved by the Board. The **Landscape Committee/ Dan Kerinuk**, have installed numerous plants, flowers, some in decorative pots – around the front entrance and end caps of the property. In addition, they will have attractive ground cover installed along the resident’s driveway into/exiting the community on to Andre Lane. This long-lasting ground cover will replace the mulch that is placed there yearly but has a limited shelf life. It too will help enhance the area. Improvements are being made along the Boulevard as well.

Also, 165 bamboo plants were installed along the hedge row that spans the southern perimeter of the property, two weeks ago. These fast-growing plants will fill in spaces within the ficus hedge to close in the hedge to help hide the buildings, etc. that are now so visual. The destruction caused by Hurricane Ian along the wall and new fence that was installed late last year, will soon have a much better appearance.

The Board reviewed the report from the **Lake Doctors** concerning the treatments applied to our lakes and ponds in January and early February. By all accounts the project was a success. The net result was that by eliminating “muck” or silt at the bottom of these waters, we reclaimed over 37% of the water retention capacity from stormwater runoff, heavy rains, etc. that we experience in the summertime.

New Board member **Mark Trail** presented an informative, detailed report that outlined the particulars of the program.

The program cost was an unbudgeted \$20,000 that the Board authorized earlier this year, and it appears that it was a correct decision.

Since this “muck” continues to accumulate, we will consider continuing on with this program over the next few years to continue to increase the reclamation of water retention capacity to protect us from flooding when we experience large amounts of rainfall during the summer months.

The **irrigation pumps issue** was discussed. Over the last 15 months alone, we have spent approximately \$25,000 on parts and service calls/labor with Hoover pumps to keep our pumps working. And there were more expenses in April. The need to replace those antiquated pumps with the new, improved version was emphasized.

Landscape Report – We met with Leslie Cassandra last week and discussed upcoming activities for their group:

- They will be pruning and trimming the **hardwood trees** throughout the property next month. All Shady Ladies, Oaks, etc. on site will receive attention. Please be watchful of work being done in your area in terms of vehicles that may be in harm's way due to falling limbs, etc. The project will take several weeks.
- They also continue on with their every 8-week trimming program of our bushes, plants and hedges, while curtailing lawn cutting as the drought continues.

The **fertilization schedule** for the rest of the year will be:

- week of May 12th
- mid August (specific week to follow)
- mid November (specific week to follow)

Scheduled **Integrated Pest Management** (spraying for pests in our lawns, etc.)

Next application will be in **June** – exact dates will be

dependent on the weather – but we will try to announce when Greenscapes schedules it (remember – flags are distributed to alert residents that the work has been completed)

The Greenscapes **irrigation crew** will now be on property for three days each week until the rainy season begins, or until the drought-like conditions have been alleviated

It has been reported that a number of residents have approached crew members to request (or demand!) that they do a task for them or do a task in a way that the resident sees fit.

Folks, this is unacceptable. First, PLEASE DO NOT APPROACH OR TALK TO THE CREW MEMBERS. These people usually have a limited English language capability anyway. So, waving your arms around or pointing to something only makes the situation worse, as they might not understand you.

Plus, they are instructed to carry out their tasks as per landscape standards and direction of Greenscapes management. And the POA has asked Greenscapes to apply these standards here in our community. *Also --keep in mind that all property is owned by the POA, not the individual owner/resident.*

Should you have questions or requests, please go to the **POA web site** and address them on the Greenscapes Zan Desk. The process of doing so is very easy and convenient. And you should receive a response at least within 24 hours from Greenscapes.

On a more pleasant note – **Leslie Cassandra**, our Greenscapes Client Service supervisor, was named the top representative for the Company and was awarded a trip to Napa Valley for her husband and her. She's done a remarkable job here since Greenscapes began their tenure as our landscape contractor. So when you see her around BTP please say hi and congratulations.

Other News – As mentioned earlier, the Clubhouse/Annex building and the other three structures on property are to be **painted** this year, as per the Reserve Schedule. Brandi has received five proposals from various contractors, and we will be evaluating them within the next week to be presented to the Board for consideration at the next meeting on May 27th

We also have five proposals for consideration concerning the **Security System**. Again, the Envera contract terminates later this year. However, we've found that all of the other candidate companies that we have interviewed do not provide the "back end" service – that is, camera surveillance and recording of activity – both at the gates, in the Clubhouse and around the community. So, we are in the process of speaking with companies that provide that aspect of the package as well. More to come as this develops.

And finally – what's going on with **the Clubhouse pool**? Apparently, there is a good deal of speculation running through the community concerning the "big pool".

Several weeks ago, a piece of concrete, the size of a small fist, was dislodged from one of the corners of the pool. It was retrieved. There also appeared to be a small crack below the water surface that ran vertically below the area of the broken piece of concrete. There is also a collection of discoloration in parts of the bottom of the pool, most likely caused by residue from suntan products.

Pool Executives – a.k.a. Neptune Pools – has visited the property several times to analyze the situation. On Monday, May 12th they will be here to address the small crack and the missing piece of concrete. They must lower the water level of the pool slightly to do this work so the pool **MAY** be closed on the 12th. Whether or not it will be closed is still to be determined. This repair is essential so that, if the Health Department visits BTP and finds these conditions aren't repaired, we would be fined.

But the rumor is that the pool will have to be drained and resurfaced at this time isn't true. Unless the Board chooses to do so. There have been some complaints about discoloration, etc. in and around the pool.

According to Pool Executives, this build-up or staining was caused, for the most part, by poor maintenance of the pool heaters in the past. (they are not our pool heater contractor). We have installed three new pool heaters over the last year in the "big pool" so this issue should be rectified going forward. However, the build-up that currently exists can't be removed without draining and resurfacing the pool, according to Pool Executives.

As per the new Reserve Study, the last time the pool was drained and resurfaced was in 2018. The normal life span of this work is 12 years, which would put us five years down the road before it is due to be done.

Before a decision is made on this issue, other pool companies will be consulted. We will also confirm the date of the last time this process was done – 2018.

Thus, it will be the Board's decision – with input from the community – as to how to move forward with this situation. This is a costly project that would be paid for from our Reserve fund. Again, more on this to follow as we receive more information.

Thanks everyone – have a great week – let's all do a "little rain dance" and hope for some precipitation for the good of our grounds, trees, plants and flowers.

Best wishes,

Ron Mc Ewan
Board President
Bell Tower Park Property Owner's Association

