

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: May 27, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 7 community attendees in person
- 9 community residents via Zoom

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 – Absent
- Paul Niss – VP – Via Zoom
- John Scardella – Secretary – Via Zoom
- Mark Trail – Member at large – In-person

III. Review and consideration: April Minutes.

Motion to accept the April meeting minutes.

1st – Mark Trail

2nd – John Scardella

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

Deferred to June meeting for corrections to be made to the statement.

V. Community Manager's Report:

- Replacement signs within the community are being installed.
- Purcor has again set traps for the Armadillo, one on Cambridge Drive and one on Berkshire.

VI. Committee and Liaison Reports: Please share committee updates with the secretary (John Scardella) to be summarized in the POA BOD meeting minutes.

- **Social – Kim Walerius / Ron McEwan**

- Nothing currently scheduled.
- **Building & Amenities – Keith Miller / Mark Trail**
 - Bocce Court is nearly complete.
- **Landscape – Dan Kerinuk / Paul Niss**
 - See comments below'
- **Security – Dan Hickey / John Scardella**
 - No Report.
 - A lengthy discussion was had on parking violators and enforcement of parking rules.
- **Communications – Nina Anderson / Ron McEwan**
 - Website Directory has been updated and now has 530 persons listed.
 - Blast emails to the community are now being sent through the website to those who have opted into receiving emails.
- **Finance – Martha Harrie / Mike Lewis**
 - No Report

VII. Old Business:

- a) Clubhouse Paint Project
 - Review of Proposals
 - Motion to accept the YTC proposal for the painting of the 5 buildings and West and South Walls was made by John Scardella and seconded by Paul Niss
Motion passed unanimously
 - It was agreed to defer the painting until spring when weather conditions will make the projects completion more suitable.
- b) Hoover Pump Update
 - While waiting on the electrical permit from FPL, the tentative date for the start of the pump replacement is scheduled for May 29. This pump instillation will replace pumps A and B of our irrigation system.
- c) Gate Security Update and Selection of Preferred
 - Two vendor proposals (Key Security and Securitas) are being evaluated. The current contract with Envera expires on December 31, 2025. We are working with our attorney on a strategy to terminate the contract after a new vendor is selected.
 - A motion was made to replace the plate camera by Envera for \$1,011 was made y Paul Niss and seconded by John Scardella.
Motion passed unanimously.

VIII. New Business:

- d) Hurricane Preparedness 2025

- Vendor Services by RealManage update was previously made to our CAM and Ron McEwan.
 - Landscape and Shutters
 - Greenscapes will be used for clean-up after any storm and Luis Ramirez will be contracted to install and remove the shutters for the office and clubhouse buildings.
- e) Pool Repair Updates
- A lengthy discussion on Pool Executives lack of maintenance and the threat of the pool being shut down by the health department for unsanitary conditions. Further Pool Executives insisted that the main pool needed to be resurfaced. Pinch a Penny, a pool maintenance vendor, proposed that the resurfacing of the pool is not needed. Pinch a Penny monthly service contract is approximately 50% of the current contract with Pool Executives.
 - A motion was made by Paul Niss and seconded by Mark Trail to terminate the Pool Executives contract and to use Pinch A Penny pool maintenance company. Motion passed unanimously.
- f) Landscape Improvement Activity
- Six Completed Projects are all within the landscape budget line item.
 - A motion was made by John Scardella and seconded by Paul Niss for reimbursement of \$21,870 to Dan Kerinuk for money spent to expedite the projects. Motion passed unanimously.
- g) Catch Basins Project
- A discussion was held on the need and work scope for the cleaning of the catch basins within the community.
 - A motion was made by John Scardella and seconded by Mark Trail to approve up to \$24,000 for Don Mar Inc. to clean 48 catch basins. This will be charge to the Property Improvements line item. Motion passed unanimously.
- h) Clubhouse Bike Rack
- A proposal was made by Mark Trail to replace the back rack located at the clubhouse.
 - A motion was made by Paul Niss and seconded by John Scardella to purchase the bike rack for \$672.34. Motion passed unanimously.

IX. Owners Comments

- Reserve Study
- Landscape

X. Adjournment