

June 10th, 2025 - Notes to the Community –

Hello BTP owners and residents,

We're finally into June and the beginning of the rainy season. Although the change in weather patterns might cause some issues over the next five or so months, the rain is sure welcomed.

The POA Board met on May 27th and accomplished a good amount. Some good news:

- The proposal submitted by YTC/Mario's Painting to paint our five common area buildings as well as the perimeter walls outside and inside of our gates was approved. Of the five proposals received, theirs was by far the least expensive at \$41,850.
- They had also just completed the painting contract for Courtyard II and had done a nice job. Thus, they were chosen. However, due to the number of projects that are still ongoing, and those that are coming up in the fourth quarter, the Board elected to postpone this project until the Spring of 2026.
- The Board voted to terminate the service contract with Pool Executives/Neptune Pools. They have been providing us with less than outstanding service over the last several years. Then a couple of months ago, they recommended to Brandi that we had to re-surface the Clubhouse pool due to the stains at the bottom of the pool, plus some cracks and claims that the pool filter was outdated and needed to be replaced. They submitted the proposal to resurface the pool, plus rebuild other sections that they deemed needed replacement, all for over \$110,000. We also had issues with the pool maintenance that were brought to our

attention by the Lee County Health Inspector who threatened to close the pool until the problems were remedied.

Long-time contractor Pinch-a-Penny was considered to replace Pool Executives. Their proposal was considered and tentatively approved by the Board. However, due to inconsistencies in their bid, as well as less than favorable reviews, Puddles Pool Services was chosen by the Board, by email selection, due to timing issues, since a new contractor needed to be in place by the end of June. The formal vote on the matter will take place at the June POA Board meeting on the 24th.

Puddles is owned by BTP owner Andy Potts of Cambridge Dr. He stepped forward last week and asked to be considered for the contract. His family and he use the amenity and have experienced the lack of attention to maintenance by Pool Executives. Their cost for monthly maintenance is somewhat less expensive than that of Pool Executives. And Andy also felt that the pool didn't need to be resurfaced (this opinion was shared by our Health Inspector). So, Puddles Pool Service will begin service on July 1st. We still, however, will need to have the stains at the bottom of the pool removed and the filter may need to be changed. This will necessitate draining the pool to address these issues and to seal a couple of small cracks in the corners of the pool. The work has not been scheduled as of yet but when it is, we will notify the community as to when and how long the pool will be out of service.

The really good news is that we have a new service contractor with a vested interest in the facilities plus a reprieve on the expense of re-surfacing the pool for another couple of years while the Reserve fund for this project grows.

- The Landscape Committee and chairman Dan Kerinuk have completed the refurbishing of the front and boulevard end caps. The screening of the eastern perimeter with bougainvillea bushes was planted, plus the seeding along our resident's entrance has been planned and will be done soon. At this point, further work will be suspended as we evaluate what's been spent this year vs. our budget for this work.
- At the suggestion of Board member Mark Trail, the Board approved the purchase of a new bicycle rack to replace the dilapidated one located near the Clubhouse.
- The cost for the analysis and mapping of known catch basin locations throughout the community by Don Mar Storm Solutions was approved for \$600.00. Their proposal to clean out up to 48 badly clogged catch basins for \$24,000 was also approved. The project will take place on July 2nd and 3rd and July 9th and 10th, at least to begin. Funding will be assigned to the property repairs budget line item.

Other news:

- The issue of the choice of a new Security System is still in limbo as we receive final proposals from the companies that appear to be the leading choices to assume the contract from Envera. More on this will be available later this month.
- Since the rainy season has already begun, the installation of the new irrigation pump by Hoover pumps is less critical than if it were completed earlier this Spring. The installation was once again pushed back as the company is waiting for authorization from FPL (more permitting) to complete the connection. As mentioned

previously, once this pump is installed, we'll begin plans to have the other one placed, so that the problems that we've had with the irrigation system will be less frequent, and expensive, than over the last few years. Funding for this project will come from our Reserve Fund as scheduled.

Other news:

- The **BTP Bocce Court** has been installed – Thanks to the continued efforts of **John Davenport, Jonn Woodard and Keith Miller**, the work began late last week and is now in place, save some cosmetic work that the fellows will be completing this week, depending on the rain. An announcement will soon be made with the details concerning the availability of the Court for play.

- When she was away last week on her trip to Napa Valley for her award as the best Greenscapes Client Service Supervisor this past year, **Leslie Cassandra** left us with information on their trimming/pruning practices to share with you all:

- . *Not every plant will be touched at every pruning occurrence. Greenscapes will prune plants based on their growth pattern and in a natural shape to prolong their life span.*
 - . *With the current temperatures and the impending rainy season, certain species will begin to look “hairy” very quickly. These species are Plumbago, Jasmine, Bougainvillea and Goldmound. Homeowners will be under the impression that they have not been getting pruned, however the growth rate of these plants out paces the 8-week pruning cycle.*

As always though, should you have questions or requests, please go to the new POA Web Site and the “Landscape” Section, then to the “Zen Desk” to place your request.

- Those of you that have visited the office of late have probably noticed the new Art Gallery located on the wall where the old flags

were hung, a remnant of the days when the developer was in there. A group of artists and photographers that live in BTP, led by **Marsha Wulpi**, are involved. The display is for viewing only. These pieces are not for sale. However, should you be interested in the work of these talented people, they can be contacted using the Resident's Directory on the new Web Site.

- This display will be changed every two months or so. So please take a minute when you're in the office to take a look!

- A couple of months ago, the problem of dog owners in our community flinging their pet's "excrements" into the woods or preserve areas instead of disposing of them properly, was discussed. Apparently, this practice has not stopped. A member of the Carriage Homes Board recently noticed one of our "dog lovers", tossing their bag into the preserve, specifically in the Berkshire Dr. area.

At the Carriage Homes quarterly meeting held on June 2nd, their Board voted to place a "doggie-doo" disposal station in the area to determine if in fact these "doggie-doo" violators will stop disposing their waste improperly and place it in the receptacle. This too will be discussed at the upcoming POA meeting. If successful, this program could be expanded to other parts of the community.

Finally, the issue of the storage of the left-over roofing tiles placed in the Southeast corner of the property has not been solved – yet. These tiles were supposed to be stacked properly and tarped for safety by June 1st. Again, this task was the responsibility of the three sub-Associations as per their agreement with the POA last Summer.

For several reasons, this project has dragged on for months, and the sub-Associations have committed to completing this project. But if it is not done within the next week, the POA will call in a contractor that has submitted a proposal to us, and have them complete the project.

Thanks everyone. All the best for a great rest of the week.
Hope to see as many as possible at the next POA Board meeting,
again being held on June 24th @ 6PM on the Annex.

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