

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: June 24, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 15 community attendees in person
- 17 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 – In-person
- Paul Niss – VP – In-person
- John Scardella – Secretary – Via Zoom
- Mark Trail – Member at large – In-person

Ron McEwan reviewed the meeting procedure for this and all meetings moving forward. A microphone is set up for those wishing to address an agenda item to the board. The microphone is for those who attend the meetings via Zoom to better be able to hear all comments. Microphones are also set up for the board members and CAM for the same purpose.

III. Review and consideration: May Minutes

Motion to accept the May meeting minutes.

1st – Mark Trail

2nd – Paul Niss

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

- Martha Harrie reported that the April Income was skewed due to the Special Assessment monies left over from the Sports Court Project were added to offset the March expense for the Bocce court project. Cardinal Management will be removing the Bad Debt line item as this does not pertain to the POA, but the individual HOA's within the community.
- In May, a charge to the Tennis courts was made and that will be changed to the Bocce court project.
- A motion to accept the Finance Report was made by Mike Lewis and seconded by Mark Trail.
 - Motion passed unanimously.

V. Community Manager's Report:

- Per the Fire Marshall, the grills located at the pool areas are in need of repair and cleaning.
- Catch Basin Clean-up will begin next week and continue the following week after the holiday.
- Greenscapes will be on site for 3 days next week due to the holiday

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

- Preliminary planning for August and September is taking place
- Gelato Truck was here in May and will be asked back later this summer.

• Building & Amenities – Vacant Chairperson/ Mark Trail

- Inactive at this time and is in need of committee chairperson and members.

• Landscape – Dan Kerinuk / Paul Niss

- There will be no meetings for the months of July and August.

- All the new plants are doing well.
- West Wall plants will be installed in the fall.
- Dan and Greenscapes will be conducting a survey for a list of areas in need of sod.
- **Security – Dan Hickey / John Scardella**
 - No Report, needs committee members.
- **Communications – Nina Anderson / Ron McEwan**
 - The website now has a blog section for new articles of interest to the community.
 - 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**
 - See Report above.
 - 2026 Budget Workshop will begin in July to accommodate the Finance Committee.
 - A review of the Reserves Line Item will be discussed during the budget workshops for any additions that are needed for the reserves.

VII. Old Business:

- a) Hoover Pump Update
 - Hoover has received the required permit from FPL. The replacement of pumps A & B is being scheduled between Hoover and the electrician.
- b) Gate Security Update and Selection of Preferred
 - Two vendor proposals (Key Security and Securitas) are being evaluated.
 - There are (4) components included in the Securitas and (3) in the Key proposal. The costs of the (3) components are nearly the same, the major difference in cost is the surveillance component, which is approximately 78% of the cost difference. The board is reviewing the surveillance aspect of the proposal and the cost/risk benefit of this component.

VIII. New Business:

- c) Pool Repair Updates
 - A discussion was held regarding the pool maintenance agreement. After last month's meeting it was determined that Pinch-a -Penny Pool maintenance company did not meet all of the requirements of the service agreement. Subsequently Poodles Pools, which is co-owned by Andy Potts and his wife, an owner and resident of BTP, submitted a proposal to the board regarding the maintenance contract. Andy provided a presentation of the company, their current contracts and their vested interest in providing services to BTP.
 - A motion to approve the Pool Maintenance contract to Poodles Pools was made by Mike Lewis and seconded by Paul Niss.
 - The motion passed unanimously.
- d) Landscape Improvement Update
 - A discussion relating to a policy to trim bushes for those residents who do not want them trimmed on the 8-week schedule.
 - Dan Kerinuk, chairperson of the Landscape committee spoke on whether to trim bushes on a schedule, or that is horticulturally satisfactory.
 - A list of plants throughout the community will be made and Greenscapes will review and make recommendations on the trimming schedule.
- e) Catch Basins Project
 - All catch Basins that were easily discovered have been inspected. Clean-out of the catch basins will begin on 7/2 – 3 and resume on 7/6-7-8 for a total of (5) days.

- There can be no parking on the streets as they will have 2 trucks around the clean-out area.
 - They will also be looking for catch basins that have been buried.
- f) Carriage Homes ARC Request – Dog Station
- A discussion was held on the Carriage Homes request to install a Dog Waste Station on Berkshire near the preserve and parking area.
 - A motion was made by Mike Lewis and seconded by Paul Niss for a 6-month trial of the dog station.
 - The motion passed 4-1 with Mark Trail in dissent.
- g) Ron McEwan reminded residents that the Hardwood Trees would begin to be cut this week.

IX. Owners Comments

- A community member asked about the differences between Envera and the possible new companies being considered.
- A community member spoke about the surveillance program and the relevance of being proactive and reactive in nature. What is the significant difference between what happens now and if we were to forego the surveillance component.
- A community member asked about the catch basin clean-out and whether repairs will be made for those in need.

X. Adjournment – 7:70 pm

- A motion to adjourn was made by Mark Trail and seconded by Mike Lewis
 - Motion passed unanimously.