

## August 12th, 2025 - Notes to the Community –

Hi everybody,

Last week's "Notes" was pretty long, hopefully you all had a chance to read through it. There was a lot of news in it. News that will impact all of us for quite some time, so to avoid questions and misunderstandings, look it up on the new Bell Tower Park web site and please read it, if you haven't already.

There are a few additional items that we wanted to share with you though:

As mentioned last week, the **Clubhouse pool and Spa** is being re-surfaced. The contractor will now drain them tomorrow/Wednesday, and work can begin. Contingent on the weather (rain), the project should take two weeks or so. As mentioned before, this must be done, as per the Lee County Health Department (mineral stains at the bottom of the pool). So, despite the inconvenience, we will soon have a beautiful pool and spa for use as we move into the late Summer, early Fall and "the season", when our northern friends return.

The **annual trimming** of our **palm trees** and the **Ficus hedge** has been rescheduled. It will now begin the week of September 9<sup>th</sup> (as always, weather permitting) instead of in August. The **Communications Committee** – in particular **Nina Anderson and John Fuller** have been working overtime to enhance our **Bell Tower Park POA website**.

The site is even easier to use than it was when it became fully operational in July. Up to date **announcements** and **Bulletins** have been posted and are readily available. Interesting **articles** that would have appeared in the now retired newsletter appear regularly. Important **community documents** like current financial information, POA rules and regulations and a very useful **Helpful to Know** section have a prominent place on the site.

Also, historical documents and all old and newer Bell Tower Park Notes newsletters (for those of you interested in the history of the community) plus general information are also easy to access. And the most current **resident's directory** is a very valuable tool to be used by all of us.

It's taking some time for the Community to become acclimated to using the new web site. But, more and more of you are becoming familiar with it. Should any of you have problems with the site, please contact either Nina or John – they're in the resident's directory!!!

The **roofing tiles** that were stacked in the front parking lot for nearly two years, and those that remained after the roofs of the common area buildings were completed early last September, were moved to the woods in the southeast section of the property. After being re-stacked for safety purposes several months ago, they will now be covered as per the agreement between the POA and the sub-Associations. Last week, Brandi told me that they will finally be covered and secured to keep them in place in case another storm like Milton, occurs this hurricane season. This project has taken a long time to complete, but **Tim Kidd** - Vice President of the Courtyard I Board, and the gentleman in charge of this, assures us that

it will be done very soon. The materials have been ordered and hopefully they will be covered and secured within the week.

As we know, BTP hasn't had much rain so far during this "rainy" season. As a result, our **lakes and ponds** are at very low levels. Because of that, and because of the weed killers that **the Lake Doctors** use to keep the weeds under control, algae forms. When it rains heavily and there is an abundance of water, the algae dissipate.

However, this year, the algae is more dormant and has caused some odor. We met with reps from the Lake Doctors yesterday and they assured us that this condition will be resolved with more precipitation – which **has to** come sooner or later.

Our test to determine if we can sufficiently **clean out the small drains** that run from individual homes – in particular Carriage Homes (at this time) – to the street, was conducted last Friday. Board member **Mark Trail** observed as the tech cleaned the drains from several homes in the West Hyde Park area. The test seemed to go well, and a camera inserted in the drains indicated that the drains were cleared. We'll see how the drains work when the heavy rains appear.

Two Board members and Brandi met with representatives from Key Security last Tuesday to begin the process of moving on from Envera. Again (as you hopefully read in the message last week), the contract with Envera expires on December 31st. But to make the transition as seamless as possible, it is necessary to begin the process now. This is going to take a good deal of logistics work and coordination with Key. And it will require cooperation from all of our owners and renters to make this happen. A lot more will be coming to you about this in the coming weeks.

The **eastern perimeter of the property** is a mess, as we know. The undergrowth has taken over and trees have died back there. The question is, whose property is it? That of BTP or Lee County.

Speaking with our representative from Aquatic Weed Control, the expert on preserves, etc., and examining the LEPA (Lee County Property) maps, it appears that nearly all of the land belongs to the County. Thus, we really have no jurisdiction there in terms of maintenance. The next step is to contact the County to determine when some maintenance can take place to clean out the unsightly problem.

Also – riding around the community, we still see many **cars that are parked on the street** during the daylight hours (and some at night as well).

This is unacceptable – unless you are being serviced by a vendor/contractor that parks in the street, in front of your home. Visitors, or owners that park in the street are breaking a serious rule. This can result in an immediate fine, unless the office is made aware of a special situation.

This practice is prevalent on Kensington Loop – (Courtyard I) and Avon Park Circle on the north end of the property – (Courtyard II).

We have Visitor's Parking Lots for those that are dropping by. Please ask your friends to use them while visiting. And if it's an owner – please use your driveway, or a nearby Visitor's Lot in a pinch.

And finally --- the Finance Committee, Brandi and the Board are working on the 2026 Budget, as well as revamping the outdated Reserve Schedule.

As we've pointed out numerous times over the last many months, BTP has become an older community, nearly 25 years of age.

Over the last year and a half, we've been confronted with too many situations where things have been neglected or ignored, and we are now faced with rectifying these problems.

For example:

- . common area roofs,
- . the condition of our preserves,
- . the condition of our lakes,
- . the fact that our security system was outdated and needed an overhaul
- . the current deterioration of our back flow pipes
- . fire alarm systems that haven't been monitored
- . the condition of the small basins discussed above,
- . the irrigation pumps (and the constantly broken irrigation sprinklers and pipes which have been "band aided" along for years)
- . the condition of our streets and their deterioration
- . and more

And these problems have nothing to do with our ongoing general landscape improvements and constant requests for work done at individual homes as well as ---- our regular operational costs.

The Board has been able to address some of the issues above – others we have not. But trying to confront these issues and keep our 2026 budget in some semblance of continuity is going to be a challenge.

More on this in the weeks ahead, before the budget is presented to the ownership for approval.

Thanks everyone – Best wishes for a safe rest of the week,

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