

Bell Tower Park Property Owners Association, Inc.

c/o Cardinal Management Group

5100 Bell Tower Park Blvd, Fort Myers, FL 33912

Phone (239) 774-0723

## **BOARD OF DIRECTORS MEETING MINUTES**

**Date: A u g u s t 2 6 t h , 2 0 2 5**

**Time: 6:00PM**

**Location: Annex Building, Bell Tower Park Clubhouse**

**1. Establish a Quorum/Call to Order:** The meeting was called to order at 6:00pm by Ron McEwan

**2. Present:** Mike Lewis, Ron McEwan, Paul Niss and Mark Trail. **Absent:** John Scardella  
Brandi Wells, CAM representative on behalf of Cardinal Management Group

**3. Proof of Notice:** Proof of notice was posted according to Florida Statute ch.718.

### **4. Approval of Prior Meeting Minutes:**

**MOTION:** A motion was made by Mike Lewis to approve the July 22nd and July 29th board meeting

minutes. Seconded by Mark Trail. **All in Favor. Motion Passed.**

**5. Treasurers Report –** Ron McEwan noted that there were several reclassifications from May that will

appear in the July financial report.

**MOTION:** A motion was made by Mark Trail to approve the June and July financial summaries. Seconded

by Mike Lewis. **All in favor. Motion Passed.**

### **6. Committee Reports:**

☐ **Social-**Kim Walerius reported on upcoming community events including Game Night, Trunk

or Treat and the Art Exhibit.

📌 **Landscape**-Dan Kerinuk updated the members on completed landscape projects and outstanding items that the committee is working on such as Sod Replacement.

📌 **Communications**- John Fuller mentioned that a search bar has been added to the community

website. There will be a 'Get to Know' the website meeting on November 6th.

📌 **Finance Committee**-Tabled

### **7. Pool Resurface Update:**

Brandi Wells, CAM updated the membership on the how the project is progressing, noting that there

have been a few rain delays, but the vendor is keeping good pace. Timeframe until completion, about 2

weeks.

### **8. Small Drains:**

Mark Trail reported on the drain clean out on West Hyde Park. Mr. Rooter is providing additional

proposals, one to finish W. Hyde Park and another to finish the rest of carriage homes.

**Key Security Gate Update:** Ron McEwan updates the membership on details of the new security

contract and related costs. He notes that there will be a significant decrease in maintenance and service

fees transitioning from Envera to Key Security.

**9. 2026 Budget Update:** Ron McEwan notes that the board is working on finalizing changes to the 2026

draft budget. There were a few comments from members in attendance regarding funding of the

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landscape maintenance line item. The board noted all areas of the landscape maintenance are being

considered and tabled the discussion until the following meeting.

**10. Mulch:**

**MOTION:** Mike Lewis made a motion to approve proposal submitted by Southeast Spreading Co. Seconded by

Paul Niss. **All were in favor—Motion Passed.**

**11. Pressure Wash:**

**MOTION:** A motion was made by Mark Trail to approve proposal submitted by Green Earth. Seconded by

Mike Lewis. **All were in favor—Motion Passed.**

**12. Palm Pruning:**

**MOTION:** A motion was made by Mark Trail to approve the Palm Pruning proposal submitted by

Greenscapes. Seconded by Mike Lewis. **All were in favor—Motion Passed.**

**13. Owner Comments:** The board fielded questions and concerns regarding the current landscape vendor

and quality of service. Ron McEwan noted that the board will consider all of the comments and are

working to implement alternative options for irrigation.

**14. Adjournment: Next Meeting- September 23rd, 2025**

**MOTION:** A motion was made by Paul Niss to adjourn the meeting at 7:45pm. Seconded by Mark Trail. **All were**

**in favor—Motion Passed.**