

Bell Tower Park Property Owners Association, Inc.

c/o Cardinal Management Group of Florida, Inc.

5100 Bell Tower Park Boulevard, Fort Myers, FL 33912

Special Meeting

DATE: September 9, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 8 community attendees in person
- 4 community residents via Zoom

Minutes

I. Call to order @ 6:02 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

III. Review and consideration: Deferred

IV. Old Business:

- a) Gate Security Update and Discussion
 - Creating a registry for all residents and will have a new sticker like those we currently employ for entry
 - We will no longer have a permanent/temporary visitors list, visitors will call the person they are visiting for entry
 - A discussion was had on how the system will work and how it would be relayed to the community.
 - Possible date of change-over is December 6, 2025.
- b) 2026 Budget Update and Discussion
 - A review and discussion of each line item of the proposed 2026 budget was held.
- c) Preserve Maintenance Update and Discussion
 - A motion was made by Mark Trail and seconded by Paul Niss to approve a contract with Aquatic Weed Control for the removal of 12 Pine trees with boring beetles in the amount of \$10,200.
 - Motion passed unanimously
 - A motion was made by Paul Niss and seconded by Mark Trail to approve a contract with Aquatic Weed Control for the removal of 1 Pine tree in the amount of \$3,100.
 - Motion passed unanimously.

V. Adjournment –8:12 pm

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