

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: September 23, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 22 community attendees in person
- 17 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 – In-person
- Mark Trail– Member at large – In-person

III. Review and consideration: Previous Minutes

Motion to accept the August meeting minutes.

1st – Mike Lewis

2nd – Mark Trail

Approved Unanimously

Motion to accept the September Extra meeting minutes.

1st – Mark Trail

2nd – Paul Niss

Approved unanimously

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

- Reclassification of some payables that had little impact on current budget.

Motion to accept the Treasurers report

1st – Mike Lewis

2nd – Paul Niss

Approved unanimously

V. 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

- September 17th a game night and Gelato truck was held
- September 25th a cookout and pool re-opening party will be held from 5-7 pm
- October 3rd an art exhibit of new artists will be held from 5-7 pm
- October 27th the annual Trunk or Treat will be held from 5:30 –7 pm with a food truck from 5-8 pm and Ice Cream truck from 5:30-7 pm
- November 1st the annual Halloween Party will be held. Ticket information can be found on the POA website.

• Building & Amenities –Vacant Chairperson/ Mark Trail

- Nothing to report.

• Landscape – Dan Kerinuk / Paul Niss

- All projects are on hold for the remainder of the year due to a lack of funding.

- Irrigation replacement companies are being researched. An experimental system is in consideration for approximately \$14,000 for a specified area, the entire project could be approximately \$850,000.
- A sod vendor was found for a cost of \$1.00/sq ft. Truckload is 18,000 sq ft.
- **Security – Dan Hickey / John Scardella**
 - No Report needs committee members.
- **Communications – John Fuller / Ron McEwan**
 - Added Courtyard 1 to the website which includes 150 residents. Materials are being inputted with a launch date of October 1st.
 - The committee is creating the Social Committee fliers while also adding them to the website.
 - 800 files and documents have been uploaded to the website since its inception
 - Next Meeting is October 2nd at 1 pm in the Clubhouse.
- **Finance – Martha Harrie / Mike Lewis**
 - The committee has been busy with the budget process of the POA while also reviewing the reserves and account transactions.

VI. Old Business:

- a) Pool Update and Grand Re-opening Party
 - Pool Pump replacement Quote Approval
 - The 3rd pump at the Avon Park pool is not working. This is the therapy pump which heats the water. Replacement cost of \$3,518.06 plus tax.
 - 1. A motion was made by Paul Niss and seconded by Mike Lewis for the repair to be made. Motion passed unanimously.
- b) Roof Tile Update
 - Matt Christie moved the pallets of tiles to a single level for safety concerns previously raised. An additional concern was raised to the area now being unsightly and a request of 3-4 trees to be planted to cover the area of unsightliness.
- c) Hoover Pump Update
 - Pump 4124 (Kensington Circle) has been repaired. Pump 4125 is now inoperable.
 - Replacement of the Pressure tank has been made. A motion to repair the pressure pump at a cost of \$1,328.36 was made by Paul Niss and seconded by John Scardella. Motion passed unanimously.
- d) Landscape Issues Update
 - See Landscape Committee Report
- e) New Gate Security Progress Update
 - Upgrade and installation of the new cameras is now complete.
- f) Bench for Tennis Court
 - A discussion and proposal was made for the need of 2 benches, one on either side of the net .
 - The board will take this under advisement.
- g) Final Budget Draft Review, Discussion and Approval
 - A motion was made by John Scardella and seconded by Mark Trail to begin the process with the September 9th draft that the entire board had worked on.
 - A discussion was held related to this motion.
 - The motion was pass 3-2 with Scardella, Trail and Niss in favor.
 - A line-by-line review was made of the budget.

- A motion was made by John Scardella and seconded by Mark Trail to approve the amended budget, with an increase of \$21.30 to the monthly assessment. This constitutes an increase in operational costs as discussed and reserve increases from \$130,000 to \$200,000 annually.
 - The motion passed unanimously.

VII. New Business:

- **No new business was discussed.**

VIII. Owners Comments

- **Comments were deferred due to the length of the meeting**

IX. Adjournment – 8:25 pm

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