

**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.

1<sup>st</sup> – Mark Trail

2<sup>nd</sup>- 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

1<sup>st</sup> – Mike Lewis

2<sup>nd</sup> – 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 17<sup>th</sup> a game night and Gelato truck was held
- September 25<sup>th</sup> a cookout and pool re-opening party will be held from 5-7 pm
- October 3<sup>rd</sup> an art exhibit of new artists will be held from 5-7 pm
- October 27<sup>th</sup> 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 1<sup>st</sup> 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 1<sup>st</sup>.
  - 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 2<sup>nd</sup> 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 3<sup>rd</sup> 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 9<sup>th</sup> 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.