

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: January 28, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 10 in person community attendees
- 9 community attendees via Zoom

Minutes

i. Call to order @ 6:00 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
- John Davenport – Member at large – In-person

III. Review and consideration: December Meeting minutes.

Motion to accept the December meeting minutes.

1st – John Davenport

2nd – Paul Niss

Unanimously Approved

IV. Treasurer's Report – Tabled - Report not available for consideration

V. Community Manager's Report: Deferred

- Purcor Pest Control Presentation - Review of Palm Rat Issue and response from Purcor.
 - 300 Palm Rat Traps are currently on site and 170 more will be distributed this week
 - Reminder to community residents **DO NOT MOVE FROM THEIR LOCATION**

VI. 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**

- Coffee Hour was held on January 11th and Trivia Night held on January 24th went well and both were well attended.
- Mystery Wine Tasting is scheduled for February 8th.
- Food Truck is scheduled for February 18th from 4-7 pm in the Clubhouse Parking Lot.
- The committee is considering a future Sip and Paint night.

• **Building & Amenities – Keith Miller / John Davenport**

- Progress has been made on the Tennis Court project. It is hoped that the project will be completed by the end of February.
- Progress is being made by contracted staff on the list of items generated by the committee.

• **Landscape – Dan Kerinuk / Paul Niss**

- The committee is reviewing work for consideration in 2025.
- Mulching is still lacking in some areas in the community.

• **Security – Dan Hickie / John Davenport – No Report**

• **Communications – Annie Granatino / Ron McEwan**

- The Newsletter will be published at the end of February.
- Significant work has been accomplished on the website, and we currently have 315 residents registered.

• **Finance – Martha Harrie / Mike Lewis – No Report**

VII. Old Business:

a) Purcor Pest Control – See Community Managers Report

b) Marty Novia Owner Comment – Not present in person or zoom.

c) Tennis Court Update

- Landscape Proposal Discussion: To replace landscaping removed for the project. This replacement was allotted for in the assessment.
A motion was made by John Davenport and seconded by Paul Niss to approved \$1,901.38 proposal from Greenscapes.
- Development Order Update: Brandi is working with the contractor and Lee County; no further update is available from either party.
- “Fast Signs” are needed on the entrance gates to the courts. The cost is approximately \$150 for these 4 signs.

d) Preserve Maintenance Update:

- Dog Station Proposal Discussion: During the maintenance of the preserve areas it was discovered that resident(s) have been depositing dog feces in the preserve(s). A proposal from Green & Clean, our cleaning maintenance vendor, for the installation of Dog Stations within the community was discussed. The proposal was rejected unanimously by the board.
- Tree Trimming Proposal: Discussion regarding the deferring of the small preserves bi-annual clean-up and using the money allocated to the large preserves. Justification for the deferring of the maintenance of the small preserves was considered as they were just completed. The lack of maintenance of the large preserves carries considerable concerns due to fire risk and large amount of fallen branches that now occupy the preserves.

e) Lake Doctors Lake Test Update: Discussion on the health status of our 9 lakes and the sediment that is currently on the lake bottoms. The health of our lakes are very good, there are varying amounts of sediment in each lake. A proposal was submitted to provide 2 applications of muck-digesting pellets four weeks apart and to measure the levels approximately 4 weeks after the last application. The motion was made by Mike Lewis and seconded by Paul Niss in the proposed amount of \$19,970. Motion was approved unanimously.

f) Carriage Home Root Removal – Tabled

g) Avon Park Pool Proposal – Tabled for Additional Quotes for the Push To Exit Signs.

VIII. New Business:

- a) Office Postal Meter Discussion
- In-House vs Cardinal Cost Tabled for further research

b) Hoover Pump Proposal Discussion – Tabled while awaiting vendor proposal for project.

c) Envera RFID Sticker Policy-Gate Access – Removed from consideration.

IX. Owners Comments

- Concerns were raised about the undergrowth in the large preserves and the proximity to homes.

IX. Adjournment – 7:38 PM