

October 6th, 2025 – Notes to the Community –

The POA Board conducted its regular monthly meeting in the Annex last Tuesday, September 27th. Here are the highlights that were discussed.

2026 POA Budget

After three open Board meetings, and the evaluation of several iterations, the **2026 POA Budget** was approved by the POA Board.

Total expenditure for next year will be \$2,075,882, a 6.3% increase versus 2025 levels. Anticipated costs for **Operations** will increase by 2.9% while the **Reserve contribution** will increase by 53.8%

	2025	2026	% change
Total Budget	\$ 1,952,139	\$2,075,882	+ 6.3%
Operations	1,822,129	1,875,881	+ 2.9%
Reserves	130,000	200,000	+ 53.3%

As in 2025, the Board chose to increase the **Reserve contribution** to help offset necessary spending on assets that required replacement over the last several years, as well as anticipated spending in the near future.

The increase in **Operations**, which include Administration, Landscaping, Legal Expenses, Maintenance, Utilities/Cable- (Blue Stream)/Other , was minimal as illustrated.

Thus, the monthly fee payment will rise from \$336.90 to \$358.20 – an increase of \$21.30 per month.

Looking at our **Operations/Maintenance expenses**, and **excluding the Reserve contribution**, it's worth noting that we have a number of contracts for necessary yearly expenses that comprise over two thirds, or \$68.7% of our total Operations/Maintenance budget.

They include:

Contracts -- Property Management, Landscape Grounds, Pool Maintenance, Security, Lake Maintenance, Preserves Maintenance, Insurance and Cable (Blue Stream).

Necessary yearly expenses include: Utilities – water/sewer, electric, Legal expenses and Administrative payroll.

This leaves less than one third of our operational/maintenance money for needed replacement of obsolete or worn-out items, doing special individual projects for owners and making improvements to the property.

For example – the cost of two of our contacts –

- Blue Stream (\$463,050) and
- Landscape Contract (\$456,500)

account for 49% of our entire Operations Budget.

A substantial increase in the **Reserve contribution** was necessary. To illustrate: past the monthly contribution was:

--2020 - \$12.97,
--2021 – \$12.74,
-- 2022 - \$ 9.32,
-- 2023 - \$15.34,
-- 2024 - \$13.60,
-- 2025 - \$20.33
-- and again in 2026 it will be \$21.30

As per new Florida statutes, there are regulations concerning the Reserves funding that Condo Associations such as Bell Tower Park (the Master POA as well as our three Sub Associations) must follow. By increasing these amounts, we will not only provide funding for upcoming asset replacement work but also comply with these statutes.

For the first nine months of 2025, the Board has experienced some unexpected and unbudgeted expenses. (see the latest Statement of Income and Expenses on the new BTP web site) We've discussed them in previous notes to the Community. They include expenses for irrigation repairs, property repairs, extermination/pest control, fire alarm maintenance, among others.

Also, since April of last year, when the property management position changed, there has been a great deal more work done here in the Community than occurred over the previous seven or so years. With this difference in approach towards improving conditions here, more and more requests have been made by owners to do more.

As we know, all of these improvements and maintenance of the common areas of our community cost money. (clubhouse, pools, recreational amenities, entry gates/security fences, lakes/ponds, preserves, trees and landscape and other infrastructure). In addition, maintaining the areas around each of our 126 residential buildings: 36 Carriage homes buildings (288 actual homes) and 90 Courtyard buildings (180 homes), also is the responsibility of the POA.

The 2.9% increase in money available in 2026, compared to 2025, is significantly lower. However, the requests for work to be done, particularly at individual residences will continue.

We currently have over 20 requests for projects to be done. They include sod replacement - which is prevalent throughout the community, tree removal, dead bushes replacement, issues with trees located in the preserves that protrude on to roofs and lanais, among others.

Since we've exhausted our 2025 landscape budget for these types of projects, these requests, as well as others that are received this year, will be dealt with in early 2026, when we have funding.

However, a majority of the POA Board chose to reduce the net spending on the categories/line items that deal with this work (landscape improvements and tree pruning) by \$25 thousand to minimize the year-to-year increase in fees.

So once the projects that are in line from 2025 are completed in 2026, we will address those that are submitted after the 1st of the year. They will all be completed until funding is exhausted.

Also, projects such as installing planned screening plants along the west perimeter wall and the completion of same along the southern perimeter wall will be postponed until such time as there is funding available.

This is a brief summary of the highlights of our 2026 POA annual budget. Remember that each owner will also be responsible for contributing to the budget for the sub-Association in which they live, to complete the fee that each of us will pay. The budget for each sub-Association is being finalized now that the POA budget is complete.

The **POA meeting to approve the 2026 budget** will take place as part of the regular POA Board meeting that will be held on **Tuesday, October 21st @ 6PM in the Annex Office Building**. Owner's comments will be welcomed.

The complete POA Budget will arrive in your mailboxes this week. Please take some time to examine it and bring any questions or comments that you may have to the meeting on the 21st.

Other items covered at the meeting included:

An **update on the clubhouse/spa pool** resurfacing project, which was opened the next day. However, as was described in Brandi's note on Sunday (yesterday) morning, it's closed again because of what will be a costly replacement of the main pump motor, that failed on Friday night. The re-opening date will be announced as soon as the motor is replaced and operational.

We've had a number of long running "sagas" over the last year and a half: the ongoing, but soon to be rectified issues with Envera and our security/safety system, the nearly yearlong completion

of our new pickle ball/tennis/bocce complex and now the **installation of new irrigation pumps** to help with our ongoing sod problems. The final steps in the installation of our first new pump is scheduled for Wednesday, the 8th. The arrival of the second pump that should alleviate the problems that we've had in the western sector of the property is still in the works.

The hardware installation of most of our new equipment for the **transition from Envera to Key Security** is nearly complete. The final phase will take place the week of the turnover from Envera to Key, tentatively scheduled for the week of December 6th. More on all of this will be provided soon.

Finally, a BTP owner spoke at the meeting requesting the installation of **benches at the tennis court** for the use of the players. A reasonable request, since there were benches at the old courts previously, along with a sunshade. After discussion, the topic was tabled until the October POA Board meeting.

And – when you have a minute, please drop by the Annex to view the new exhibit of the **Bell Tower Park Art Gallery**. Curators Marsha Wulpi, Marian Fuller and the various BTP owners/tenants that contributed to it have worked very hard to make it happen. You will enjoy the various pieces on display; they have done a terrific job!!!

Again, the next POA Board meeting will take place on Tuesday, October 21st @ 6PM in the Annex. Please attend in person or via zoom if you can.

Our Northern friends are starting to return. So please be more cautious while you are out and about, as traffic has begun to increase.

All the best for a great week!!

Ron Mc Ewan
Board President
Bell Tower Park Property Owner's Association