

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: October 21, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

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

III. Review and consideration: Previous Minutes

Motion to accept the September meeting minutes.

1st – Mike Lewis

2nd – Paul Niss

Approved Unanimously

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

- Report was tabled until next month's meeting.

V. Committee and Liaison Reports: Please share committee updates with the secretary (John Scardella) to be summarized in the POA BOD meeting minutes.

• Social –Ron McEwan

- On September 25th a cookout and pool re-opening party was held with a good turnout.
- On October 3rd an art exhibit of new artists was held from 5-7 pm.
- On 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.
- On November 1st the annual Halloween Party will be held. Ticket information can be found on the POA website.
- On November 8th a Comedy Night will be held at 7:00 pm with 3 comedians scheduled.

• Building & Amenities –Vacant Chairperson/ Mark Trail

- Working on contacting the existing members and recruiting new members to the committee.

• Landscape – Dan Kerinuk / Paul Niss

- All projects are on hold for the remainder of the year due to a lack of funding.
- The committee is keeping a log of requested work, and those requests will be completed in sequence of the date of the request.
- Irrigation replacement companies are being researched. A second quote from Triton company is being sought.
- Planning for the planting of wildflowers in designated areas of the community.

• Security – Dan Hickey / John Scardella

- No Report needs committee members.

• Communications – Nina Anderson / Ron McEwan

- Website work continues and Nina thanked members of the committee for their continued work.
- On November 6 at 7:00 pm a Get to Know the Website will be held in the clubhouse.
- **Finance – Martha Harrie / Mike Lewis**
 - No Report

VI. Old Business:

a) Tennis Court Discussion and Resolution

- The request to have 2 benches installed inside the tennis court fencing made in September was tabled until after the first of 2026 when funds would be available.

b) Irrigation Pump “A” Update

- An explanation of how and what power requirements are needed for pump “A” was given
- A request was made to have a community wide email blast be sent when irrigation issues arise.
- A suggestion was made to have the pump powered by solar panels was made.

c) Landscape Discussion

- 2026 Palm Trimming Proposal
 - Reviewed the Greenscapes Proposal for 2026 and was tabled to get additional proposals for this work.
 - An issue was raised by Mark Trail as to who authorizes work by Greenscapes. Installation of drip line for individual home owners pots have been charged to the POA.

d) Key Security Update

- Data base is complete
- We will be using existing RFID’s and Fobs with this new system. The fobs have to be of the newer style
- A motion was made by John Scardella and seconded by Paul Niss to give to those who have unreadable RFID numbers and old and/or unreadable fob numbers replacements free of charge. This is only for the condition listed in the motion and not for any other replacement.

1. Discussion was had on the allowable conditions

- a. Motion passed 3-2 in favor with Scardella, Trail and Lewis in favor.

e) Safety Committee and Amenities Committee Update

- The safety committee has no members, and we have increasing number of on-going parking issues.
- A new committee will need to be formed and decide what needs to be done to increase compliance.
- A neighborhood watch presentation from LCSD will be scheduled in the future.

VII. New Business:

- Consideration and Approval of the 2026 Budget
 - A question was raised about the current (2025) budget deficit.
 - Any deficit will be paid from the retained earnings account
 - Motion to adopt the 2026 Proposed Budget was made by Mark Trail and seconded by Paul Niss.
 - Motion passed unanimously.

- Annual Meeting Date
 - March 3rd Annual Meeting and March 24 Regular Board Meeting
 - Motion was made by John Scardella and Seconded by Mike Lewis.
 - Motion passes unanimously.
- Reserve Schedule Definitions
 - Ron McEwan created a document that better defines the Reserve schedule of items.
- Insurance Loss Control Inspection
 - We are 94% in compliance and have some issues with sidewalks and pavers and the intersection of the two materials.
 - We also have some property maintenance issues that are currently being addressed.
 - ARC- Pavers to replace grass between driveways
 - Tabled
 - A motion was made by Ron McEwan and seconded by Mark Trail to no longer entertain ARCs for pavers/rocks to replace greenspace between driveways.
 - Motion passed unanimously.

VIII. Owners Comments

- A community member stated that the grass between driveways is dead or diseased and needs to be addressed.

IX. Adjournment – 8:15 pm

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