

**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: February 25, 2025

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 25 in person community attendees
- 11 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 – Absent

**III. Review and consideration: Hoover Pump and January Regular Meeting Minutes**

A motion to accept the January meeting minutes was made by Paul Niss and seconded by Mike Lewis.

Motion passed unanimously.

A motion to accept the Hoover Pump meeting minutes was made by Paul Niss and seconded by John Scardella.

Motion passed unanimously

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

Final report not available through Cardinal Management– Deferred to March Meeting

**V. Community Manager's Report:** - Deferred to later in meeting

**VI. Committee and Liaison Reports:**

- **Social – Kim Walerius** / Ron McEwan 2/4 @ 4P – Clubhouse

President McEwan remarked about the tremendous job the social committee is doing and the number of functions we are privileged to have for our community residents.

- Wine Tasting held on February 8<sup>th</sup> was well attended. Prizes were awarded for the best red and white wines.
- Pryceless Island Grill Food truck was here on February 18<sup>th</sup>. The vendor was very pleased at the number of people and look forward to returning in the future.
- Paint and Sip is scheduled for February 26 and is sold out. There will be another round scheduled for March 31<sup>st</sup>.
- Movie Night is scheduled for March 6<sup>th</sup>. There will be 5 choices of movies and they will be voted on by attendees.
- St Patrick's Day Party Potluck is scheduled for March 15<sup>th</sup>.
- Comedy Night is scheduled for March 28<sup>th</sup>. Tickets for purchase for \$10.

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

- The windscreens for the Pickleball and Tennis courts are due for delivery tomorrow, February 26<sup>th</sup> will be installed by volunteers, saving the community approximately \$2,300.
- Rules and Regulations signs are being installed for the Pickleball and Tennis courts.
- The permit for the installation of the fencing is complete and the fencing will be installed shortly. Once the new fence is completed the sports court will be resurfaced.
- During the installation of the Pickleball/Tennis courts, the crew was removed from the site due to interference from a community member. Sports Surfaces included in their invoice an \$1,800 charge for this disruption. This invoice has not been paid, and we are disputing the charge.

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

- The committee has created a list of items to accomplish in 2025 and is being shared with the board.

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

• **Communications – Annie Granatino / John Scardella**

- On March 8<sup>th</sup> the committee will hold an informational seminar and registration for the Bell Tower Park Community website from 10-12 in the Clubhouse.
- On March 15<sup>th</sup> there will be a Meet the Candidates Night starting at 7 pm in the Annex.
- Nina Anderson accepted the position of Chair of the committee and presented a short show and tell related to the POA website.

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

**VII. Old Business:**

- a) Tennis Court Update – the permitting issue related to the Bocce Court was explained and we await a determination of the DFO.
  - i. The pickleball courts and tennis courts have seen a dramatic increase in usage. A discussion on whether there is a need for reservations moving forward. Also, it was stated that pickleball lessons will be available in the future.
- b) Lake Maintenance Update – the first application to our lakes will begin next week and the second will begin 4 weeks after the first application.
- c) Hoover Pump Update – the pump that draws water from the aquifer/well has been inoperable since November. The motor was replaced, and we have subsequently been drawing water which will increase the level of our lakes.

### **VIII. New Business:**

- a) Santana and Plants Corp. – the landscape committee submitted a proposal to purchase and install 35 – 15-gallon Green Buttonwood trees. The trees will be used to fill in the areas where the Ficus trees have gaps. After some discussion it was proposed that we purchase up to 50 – 15-gallon Green Buttonwood trees for \$2,650. These would be planted in April or May.
  - i. A motion was made to purchase up to 50 trees at \$2,650 by Mike Lewis and seconded by Paul Niss. Motion passed unanimously.
- b) Hoover Pump has submitted a proposal for our maintenance contract for the 5 lake pumps and aquifer pump in the amount of \$5,652,50. A motion was made by Paul Niss and seconded by Mike Lewis to accept the proposal. The motion passed unanimously.
- c) Gate Security Update – The gates currently have been inoperable for approximately 2 weeks. We have been in constant communication with Envera related to the issues. Capt. Flynn of the Lee County Sheriffs, a community resident, has volunteered to park his patrol vehicle near our entrance gates as a deterrent. He has also worked with the department to perform nightly patrols until the gates are repaired. The pedestrian gates will be reinstalled after their repairs this week.
- d) Reserve Study – Our Reserve Study has yet to be returned to the board. There are several items listed in the draft that are to be completed in 2025. The board will begin a review of and prioritize these items.
- e) Website Designation – The Bell Tower Park Community Website, which is owned by the POA, is now more compliant to the Florida Statutes than Cardinal Managements *Frontsteps*. A motion was made by John Scardella to designate the Bell Tower Park Community Website as the official website of the community and seconded by Mike Lewis. Motion passed unanimously.
  - i. A motion to approve \$4,700 to further update the website was made by Mike Lewis and seconded by Paul Niss. Motion passed unanimously.

### **IX. Owner Comments**

- a) The Election ballots for the POA and Carriage Homes will be going out this week. The annual Meeting is scheduled for March 25<sup>th</sup> with the regular monthly meeting to follow. Please be sure to vote!
- b) Fire Services has been conducting a fire watch at 5601 Chelsey Lane due to the inoperable fire alarm system. This will continue until it is fully operational. They are providing an hourly patrol of the area. This is at the cost of Carriage Home Association.

### **X. Adjournment – 7:40 PM**