

Bell Tower Park Property Owners Association, Inc.

Organizational Meeting

c/o Cardinal Management Group of Florida, Inc.
5100 Bell Tower Park Boulevard, Fort Myers, FL 33912

DATE: March 25, 2025

TIME: 6:45 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 39 community attendees in person
- 11 community attendees via Zoom

Minutes

I. Call to order @ 6:45 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. Appointment of Officers

Ron McEwan – President
Paul Niss – VP
Mike Lewis – Treasurer
John Scardella – Secretary
Mark Trail– Member at large

IV. Review and consideration: February's Meeting Minutes

Motion to accept the February meeting minutes.

1st – Paul Niss

2nd – Mike Lewis

Motion passed unanimously.

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

- No report

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

- March 5th a Movie Night was held in the Club House with a showing of Cat Ballou.
- March 15th a St. Patricks Potluck was held in the Club House and was largely attended.

- A Comedy Night is planned for March 28th and is sold out
- A second Paint and Sip night is planned for March 31st and is also sold out.
- A Fashion Show and Tea is planned for April 5th.
- A Mighty Mussels game is planned for May 1st.

- **Building & Amenities – Keith Miller /**

- Keith expressed his thanks to the volunteers who installed the windscreens at the pickleball and tennis courts.
- A meeting is scheduled for Friday March 28 with the county related to the Bocce Court permitting.
- Keith gave a shout out to the South Trail Fire Department on their quick response of his spouse suffering a medical emergency.

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

- Dan reviewed the 4 projects that are under consideration for 2025. Cost estimates are being generated for these projects.

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

- **Communications –Nina Anderson/ John Scardella**

- John Fuller reported on the transition from the newsletter to articles that are now published on the new website.
- John also reported that there are currently 280 registrants on the website out of 478.
- A meeting is scheduled for April 1 with RGB, our website contractor, on the next phase of the website.

VI. Old Business:

- Lake Doctor Update- the second application of the enzyme was provided per the contract. They will be returning on April 8th to measure the depth of the silt in each lake and compare that to the original measurements.
- Reserve Study Update – we have received. the final report and the amount of the shortfall is less than \$20,000. In the 2025 budget, the board increased the amount designated for the reserves from \$120,000 to \$130,000. There has not been an increase to the reserve fund in any budget in the prior 6 years.

VII. New Business:

- a) The board received a request from the homeowner at 14100 Cambridge Drive Unit 104 to install pavers in the grass between the driveways. The board will respond to the homeowner with a request to submit an ARC with the needed documentation for the committee to review.
- b) The board has received a request from Marsha Wulpi to create an art gallery in the clubhouse annex. 10 art pieces with similar themes will be displayed for 60 days. These pieces will not be for sale and will only be the work of BTP residents.
 - A motion to accept this proposal was made by Mark Trail and seconded by Mike Lewis and was passed unanimously.

- c) Common Area Building Painting – Common Area buildings are scheduled for painting in 2025.
 - A motion was made by Paul Niss and seconded by Mike Lewis to paint the Common Area Buildings. The motion passed unanimously.
- d) Irrigation Pumps- the board discussed the need to proceed with the Hoover Pump proposal to install a new pump that will eliminate 2 irrigation pumps (A&B). the cost is \$52,000 for the pump and \$7,000 for the electrical upgrade.
 - Motion to approve the upgrade was made by Mike Lewis and seconded by Paul Niss. The motion passed unanimously.

VIII. Adjournment – 7:35 PM

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