

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

Extra Meeting

DATE: January 20, 2026

TIME: 1:04 PM

LOCATION: Live – BTP Office

- 8 community attendees in person

I. Call to order @ 1:04 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 of last meeting minutes – Deferred to next regular meeting

IV. Old Business

a) Resolution of Irrigation Pump Discussion

• Pump “A” and “B”

- i. The Hoover Pump piping proposal to connect Pump “A” and “B” was discussed at length.
 1. It was determined that the opening of a gate valve located on Bell Tower Blvd. gave us the coverage for “B” pump zones.
 2. It was agreed unanimously by the board that this proposal would not provide any additional coverage or benefit and the board decided not to move forward with this proposal/work.
- ii. A motion was made by John Scardella and seconded by Paul Niss to pay the balance to Hoover Pumps for work completed on Pump “A” and “B”.
 1. Motion passed unanimously

• Pump “D” and “E”

- i. Both pumps are currently out of service due to inoperable pump motors.
- ii. The board recognized the need for an immediate resolution to this situation as the areas covered by both pumps are lacking in irrigation.
- iii. A motion was made by John Scardella and seconded by Paul Niss to purchase from Triton new pumps and motors for “D” and “E” that fulfills the flow requirements needed for each zone. These purchases would be paid for through our reserves.
 1. Motion passed unanimously.
 - The exact amount of the proposal is not known at this time, but the preliminary cost per pump station was quoted at \$46,585.

V. Owners’ Comments:

- Questions were asked related to the operation of Pump “A” and “B”

- i. Pump “B” essentially no longer exist though still at its previous location. The pump can be removed, and a short piping reconfiguration will complete this work.

VI. Adjournment – 1:45 PM

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