

**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: January 27, 2026

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 29 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 December 2025 meeting minutes.

Discussion:

1. Communications – added ...be no **POA director or implied** warrantees
2. New Business - d)- second bullet - #2 – added ...the above procedure **(#1)** would apply.

1st – Mark Trail

2nd – Mike Lewis

Approved Unanimously

Motion to accept the January 8<sup>th</sup>, 2026 meeting minutes.

Discussion:

1. Old Business – a – Triton Pumps Representative – I – added Rich **Rourke**.
2. Old Business – b- Board follow up discussion – first bullet – corrected date to **March 31, 2026**
3. Old Business – b- Board follow up discussion – second bullet- corrected amount- ...is approximately **\$37,000**.

1<sup>st</sup> – Paul Niss

2<sup>nd</sup> – Mark Trail

Approved Unanimously

Motion to accept the January 20<sup>th</sup>, 2026 meeting minutes.

Discussion:

1. Old Business – a – second bullet – Pump D and E – it was disputed by the board members whether the exact dollar amount was not discussed during the board meeting.
2. added bullet after the motion passed unanimously.  
**The exact dollar amount of the proposal is not known at this time, but the preliminary cost per pump station was quoted at \$46,585.**

1<sup>st</sup> – Mike Lewis

2<sup>nd</sup> – Paul Niss

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

- Mike Lewis inquired about the status of the audit
  - Brandi replied that her last correspondence with the auditors was that it is nearly complete.
- Martha Harrie stated that the December 2025 statement is a draft and had submitted changes to Cardinal via email. Martha also stated that the accrued interest on our CD's was not included on the income statement and asked for that to be included in the final report.

**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**

- On January 10<sup>th</sup> a Grill and Chill was held with a good turnout. She thanked the grilling crew who cooked for approximately 1 ½ hours continuously.
- Trivia Nite is scheduled for January 30<sup>th</sup> at 7 pm.
- On February 13<sup>th</sup> a Mystery Wine Tasting Nite is scheduled for 5 pm to 10 pm. See the website to make reservations.
- On February 22<sup>nd</sup> a Car and Coffee will be held in the clubhouse parking lot from 8am to 12 pm.
- On February 26<sup>th</sup> a Cupcake Decorating demonstration will take place in the clubhouse from 5:30 pm to 9 pm.

#### **• Building & Amenities –Vacant Chairperson/ Mark Trail**

- The committee has begun conducting walk throughs of the community and are working on items previously raised.
- The committee now has a chair and secretary.

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

- The committee has a new email address; [BTPLandscape@gmail.com](mailto:BTPLandscape@gmail.com)
- It will be approximately 8 more weeks before any work is started on the landscape log. This is due to the on-going irrigation issues and the completion of the work to correct those issues.
- Dan reported that there are 5 clocks (timers) that control the timing of the irrigation of areas within the community. 3 clocks are the original clocks and 2 have been replaced with state-of-the-art equipment. The older clocks are of age where they can no longer get replacement parts.

##### **Discussion:**

A proposal from Greenscapes was presented that some of the board had not been copied. The proposal was for the replacement of the 3 older clocks and 5 communication modules in the amount of \$16,533.35.

- Mike Lewis made a motion to approve the proposal.

##### **Discussion:**

The Greenscapes proposal was reviewed by members of the board who had not been copied. Several questions were raised concerning the equipment and the associated costs. The board requested a new proposal be submitted

- Mike Lewis rescinded his motion, and the proposal was tabled for further clarity on the equipment and cost. A second bid will also be gathered.

#### **• Security – Vacant Chairperson/ John Scardella**

- The new committee held its first meeting on January 13<sup>th</sup>. There were 5 community members in attendance.
- A good discussion was held on the committee's direction moving forward.
- John asked for more volunteers regardless of whether you are full-time or seasonal resident.
- Next meeting is February 10<sup>th</sup> at 3 pm in the clubhouse.
- **Communications –Nina Anderson/Ron McEwan**
  - On February 1<sup>st</sup>, the advertising page of the website will go live.
  - Meet the Candidates Night is scheduled for February 19<sup>th</sup> from 7 – 8:30 pm in the clubhouse.
  - The committee continues to assist the social committee in creating fliers and posting social events on the calendar.
- **Finance – Martha Harrie / Mike Lewis**
  - See Treasurers Report

## VI. Old Business:

- **Pool and Spa Pump Update**
  - **Ratification of Pump Replacement Proposal**
    - Motion to officially approve the replacement and installation of 2 new Hayward heaters at the clubhouse pool in the amount of \$14,678.75 was made by Paul Niss and 2<sup>nd</sup> Mike Lewis.
      - Passed unanimously.
  - **Equipment Door Proposal**
    - 2 options were proposed for the replacement of equipment enclosure door/lid replacement. Both were deferred to a later date.
  - **Valve Diverter Proposal**
    - A motion to approve 2 new Jandy positive seal port diverter valves, PVC rework and system/leak testing main pool equipment for \$635 was made by Paul Niss and 2<sup>nd</sup> by Mark Trail.
      - Passed Unanimously
- **Gate and Security Update**
  - Additional access point for Tennis/Pickle Ball Entrance
    - Discussion was held on the need for access control to these areas and the cost associated with electric service.
      - It was determined that there is no outstanding need to provide this additional security at this time.
    - It was suggested by Brandi Wells that we add a key fob to the exterior door to the clubhouse that is across from the entrance to the annex in the “alley way”.
      - It was agreed that this should be added.
    - It was requested and agreed that the fob entry for the entrance to the clubhouse restrooms be bypassed during pool operation hours.
  - **Surveillance**
    - Discussion was held regarding the ability to review surveillance videos of the damage to the main gate bar. Key Security can provide us up to 5 video reviews each month.
  - **Mobile App. Discussion**



### **VIII. Owners Comments**

- An owner commented that No Tailgating Signs don't work and further commented that vehicles entering the community through the exit gate from Andrea Lane is of concern. He suggested that a bar be installed to come down after a vehicle exits.
- An owner requested that the streetlight be repaired. Brandi said she has been in contact with FPL regarding many streetlights that are not functioning properly.
- An owner inquired about the rules on parking and the continued violation of a vehicle for more than 3 months parked in the Guest Parking area on Kensington Drive.
- An owner reported that 2 vehicles are continuously parking in the Guest/Mail Parking area on Chelsey Drive.

### **IX. Adjournment – 8:20 pm**

- A motion to adjourn was made by Paul Niss and seconded by Mike Lewis.
  - Motion passed unanimously.
- **Next POA Board Meeting - February 24<sup>th</sup>, 2026 6:00 PM**