

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 24, 2026

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 16 Community attendees in person
- 4 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 – Absent
- 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 January 27, 2026 meeting minutes.

1st – Paul Niss

2nd – Mark Trail

Approved Unanimously

IV. Treasurers Report – Mike Lewis/ Martha Harrie

- No Treasurers Report
 - Ron McEwan reported that we are not in receipt of the January 2026 report nor the 2025 year-end 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

- Trivia Nite on January 30th was well attended.
- On February 13th a Mystery Wine Tasting Nite was also well attended.
- On February 22nd a Car and Coffee party was held in the clubhouse parking lot. Approximately 75 people attended and Kim thanked Rocky Moran for his assistance in arranging for the cars that participated.
- On February 26th a Cupcake Decorating demonstration will take place in the clubhouse from 5:30 pm to 9 pm. This event is Sold Out!
- On March 10th a Paint and Sip is scheduled from 5 pm to 9:30 pm.
- On March 15th the St. Paddy’s Day Potluck dinner is scheduled from 3 pm to 7pm.
- On March 27th a Bingo Nite is scheduled from 6 pm to 9 pm.

• Building & Amenities –Mike Murray/ Mark Trail

- The committee is currently working on 3 issues, the first is the trip hazard at the Bocce Ball court.
- The committee currently has 11 members.

• Landscape – Dan Kerinuk / Paul Niss

- Irrigation Issues – working on a solution as we wait for pumps D & E to be installed.
- 2026 Priorities – not on non-urgent issues.

Security – Alex Hay/ John Scardella

- The committee completed a meaningful discussion regarding goals and objectives.
 - Civil and Professional Manner
 - Transparency to the community
 - Rules based structure
- The committee intends to provide a draft to POA Board before the March meeting for review and comment.
- We will be contacting Victoria from LCSO for a safety presentation for the community.
- Next meeting is March 10th at 3 pm in the clubhouse.
- **Communications –Nina Anderson/Ron McEwan**
 - On February 1st, the advertising page of the website went live.
 - The user list has been updated.
 - Meet the Candidates Night was held on February 19th from 7 pm – 8:30 pm in the clubhouse. It was well attended.
 - Photos and articles are continuously being added to the website.
- **Finance – Martha Harrie / Mike Lewis**
 - See Treasurers Report

VI. Old Business:

- **Gate and Security Update**
 - Barrier Arm at Andrea Lane Exit Gate
 - Discussion regarding the unauthorized entry into the community through the Andrea Lane exit gate.
 - A bid was received from Key Security for barrier arms for both the Andrea Lane and Main exit gates for \$18,000.
 - This item was tabled until the next meeting.
- **Avon Pool Update**
 - **Furniture Repair**
 - Green and Clean has completed the repairs.
 - Main Pool was completed approximately 2 months ago.
- **Irrigation**
 - **Controller Proposals**
 - Discussion related to the 3 proposals received: 2 from Greenscapes and 1 from Triton.
 - A motion to accept the Triton proposal for \$18,595 was made by John Scardella and seconded by Mike Lewis. This will be paid for from the Reserves Account.
 - Motion passed unanimously.
- **Community Pressure Wash**
 - A discussion was held on whether to rescind the January motion for the community pressure wash.
 - No motion was made after the discussion to rescind, and Brandi was directed to proceed to schedule the power washing when practical.
- **Relator Access**
 - A discussion was held related to realtors and clients' access to Open House's.
 - It was decided that an Access Code would be provided to realtors for the purpose of an Open House. The access code would be valid 30 minutes before the scheduled Open House and expires 30 minutes after the event.

- **Pilates Equipment Request**
 - A discussion was held regarding the request for additional weights for the Pilates group.
 - This was tabled and it was suggested that the board review the number of weights currently in the gym before considering purchasing any additional equipment.
- **Audit Update**
 - Brandi has not received any update regarding our audit, nor has she had any response to her inquiries.

VII. New Business

- **2026 Annual Meeting Update**
 - 2nd reminder for the Annual Meeting has been sent and is scheduled for March 3rd at 6 pm.

VIII. Owners Comments

- A homeowner asked, “where does the water come from for the pressure washing?”
 - The water is drawn from the hydrants on the property is metered.
- A homeowner asked about our financials being 2 months late.
 - Ron McEwan responded that Cardinal had yet to complete the 2025 year-end as well as the January and February 2026 financials
- A homeowner commented on the possible barrier arm at Andrea Lane exit gate.
- A homeowner asked about the pool lights repair.
 - The pool lights have been ordered, and we are awaiting their installation.
- A homeowner Thanked the Board and those volunteers that serve on our committees.

IX. Adjournment – 7:20 pm

- A motion to adjourn was made by John Scardella and seconded by Mark Trail.
 - Motion passed unanimously.
- **Next POA Board Meeting – Annual Meeting March 3rd 2026 at 6:00 PM.**