

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

Annual Meeting

DATE: March 3, 2026

TIME: 6:00 PM

LOCATION: Hybrid - Virtual Meeting/Live – BTP Office

- 143 Proxy and community attendees in person
- 22 community residents via Zoom

Minutes

I. Call to order 6:00 PM

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

II. Review and consideration: Previous Minutes

Motion to accept the March 25, 2025 meeting minutes.

1st – Paul Niss

2nd – Mark Trail

Approved Unanimously

III. Elect Homeowners to the Board of Directors

IV. Reports -Committee and Liaison Reports:

• Amenities – Mark Trail

- The committee currently has 12 members.
- Completed Bocce Court Repairs.

• Communications –John Fuller

- Purpose: to facilitate the timely distribution of useful and interesting information to the residents.
- Using multiple platforms makes it easier for locating information.
- 595 registered residents on the website.
- Over 100 visit the site each week with consistent growth over the last year.

• Landscape – Dan Kerinuk

- Working off 3 pillars – Communication, Lowest Cost and Deliver Results.
- Communication – with the community on what the committee is doing and why they are doing it.
- Lowest Cost – shopping around for the best price and not relying solely on Greenscapes

- Deliver Results – improving the aesthetics of the community by using different methods such as seeds and planting of perennials instead of annuals.
- 2026 will focus on solving irrigation issues.

- **Safety – John Scardella**
 - Currently developing a procedure to govern processes and activities.
 - Including enforcement of the community’s rules and regulations.
 - Transparency, Professionalism and Respect are paramount through the processes.

- **Social –Kim Walerius**
 - 2025 Events held – 19
 - 2026 Events held or scheduled through May 2026 – 14
 - The 1st scheduled Paint and Sip is sold out and a second class will be scheduled at a later date.
 - Tea and Fashion Show which always has a great turnout is scheduled for April 11th.
 - The Annual Mighty Mussels Baseball game is scheduled for May 7th.

- **Art Gallery – Marsha Wulpi**
 - Though the Art Gallery is not a standing committee, Ron McEwan gave a shout out to Marsha for coordinating the Art Gallery and thanks to all of the artists that have participated.

President Report

- We have not received the 2025 Year-end report.
 - How the 2025 deficit will be addressed will be determined by the next board of directors.
- Accomplished the turn-over from Envira to Key Security.
- The Pool was refurbished with great success.

VI. New Business:

- None

VII. Voting Results

- **6 Candidates vying for 3 Board of Directors Position**
 - **John Scardella 142 votes**
 - **Donna Cleary 125 votes**
 - **Sal Mocerino 93 votes**
 - Paul Niss 90 votes
 - Mike Lewis 65 votes
 - Dan Kerinuk 44 votes

- **Question 1:**
 - **Resolved, that the Members approve the roll-over excess funds of 2026 to the 2027 Fiscal Year.**
 - **In Favor** **128**
 - **Opposed** **5**

- **Question 2:**
 - **Resolved, that the Members approve an Annual Report of Cash Receipts and Expenditures be prepared for the 2026 fiscal year in lieu of a review or audited financial statement.**
 - **In Favor** **98**
 - **Opposed** **51**

VIII. Adjournment –6:30 pm

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