



BONITA

NATIONAL
GOLF & COUNTRY CLUB

**Real Estate Informational Packet
Bonita National Golf & Country Club**



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A Note to Realtors

Bonita National is a Bundled Golf Community. The homes in this community are deeded either **SOCIAL** or **GOLF & SOCIAL**. It is not possible to upgrade from a Social Membership to a Golf Membership or switch a SOCIAL home to a GOLF home if the home isn't deeded with Golf. Golf Memberships are deeded to specific properties (as outlined on page 6 of this packet). A Social Member can only become a Golf Member by purchasing a Golf deeded property.

Please become familiar with all of Bonita National's Rules & Regulations. A full set of Club documents (Declarations, Bylaws, Rules & Regulations) for both Golf and Social members are available through the seller.

Bonita National's Resale Application requires a \$75.00 non-refundable Processing Fee payable to Bonita National HOA. The completed application must be submitted to the Bonita National Admin Office at least 30 days prior to the sale.

Thank you,

Bonita National Associates

Open House Policy & Procedures

- Open Houses shall be permitted on Sundays between 1:00 - 4:00 PM ONLY.
- Only a Florida Licensed Realtor or a Bonita National Homeowner may hold an Open House.
- The Bonita National Admin Office must be notified no later than 5:00 PM on the Wednesday prior to an Open House.
 - Please provide the office with the following:
 - Date of the Open House, Address, Realtor's Name/Company and Contact Information, Homeowners' Name and Contact Information
 - Admin Office Contact Information:
 - Hours of Operation: Monday - Friday, 9:00 AM - 5:00 PM
 - Phone Number: (239) 692-8832
 - Email: WendyWeber-Brunson@BonitaNationalGolfCC.com (Community Association Manager), Admin1@BonitaNationalGolfCC.com (Receptionist/Front Desk)
- Only one (1) approved Open House sign may be placed on the lawn of the home during the hours of 1:00 - 4:00 PM on Sunday. Direction signs, balloons, flyers and/or other attention-grabbing gimmicks are prohibited.
 - Open House Sign Specifications (refer to images below):
 - GREEN sign (wood or metal) with WHITE letters
 - 12 inches high x 18 inches long
 - H-frame post with metal stop stake
 - Approved wording – “FOR SALE”, Realty Company/Contact
 - Approved addition – Clip-on sign under “FOR SALE” reading “OPEN HOUSE”



Fines may be assessed for violating said Rules & Regulations.



Bonita National Homeowner's Association, Inc. 2024 FEES

EFFECTIVE 1.1.2024

RESIDENT RESALE FEE: \$4,000

GOLF RESALE FEE: \$4,000

RESALE APPLICATION - BN HOA \$75

Association Fees for Master HOA & Golf are due annually on January 1st.

MASTER HOA: \$3,917.00 Yr. RESERVES (HOA): \$435.00 Yr. CABLE FEE: \$1,249.00 Yr.

GOLF ASSOCIATION: \$2,765.00 Yr. RESERVES (GOLF): \$750.00 Yr.

SINGLE FAMILY HOME-LAWN CARE: (ESTATE) \$2,594.00 year, (MANOR) \$2,336.00 year, (EXECUTIVE) \$2,110.00 year

ESTATE HOMES Bonita National Blvd, Cavan Ct, Cherrywood Ct, Lisburn Ct

MANOR HOMES Kerry Ct, Longford Ct, Wicklow Ct

EXECUTIVE HOMES Derry Ct, Edenderry Ct, Foxrock Ct, Galway Run, Monaghan Run, Newtown Ct, Westmeath Ct

Statements for annual assessments: The annual assessments for the Master HOA & Golf Association are sent out in December each year. All residents are responsible for payments due on January 1st.

Condominium Association Quarterly Fees: (payment due 1/1, 4/1, 7/1, 10/1) due to the management companies listed below:

Veranda, Coach I, Coach II, Coach V & Terrace: Tropical Isles Management 239-939-2999

Coach Homes III: Vesta Management Company 239-947-4552

Coach Homes IV: The Naybor Company 352-359-2050

<u>Coach Homes I</u>	<u>Carlow Court</u>	<u>\$1,498.00 quarter</u>
<u>Coach Homes II</u>	<u>Cookstown Court</u>	<u>\$1,570.00 quarter</u>
<u>Coach III (VESTA)</u>	<u>Cookstown Court</u>	<u>\$1,327.00 quarter</u>
<u>Coach IV (NAYBOR)</u>	<u>Cherrywood Court</u>	<u>\$1,225.00 quarter</u>
<u>Coach Homes V</u>	<u>Cherrywood Court</u>	<u>\$1,296.00 quarter</u>
<u>Terrace I</u>	<u>17921, 17941 Bonita National Blvd.</u>	<u>\$1,211.00 quarter</u>
<u>Terrace II</u>	<u>17951, 17961 Bonita National Blvd.</u>	<u>\$1074.00 quarter</u>
<u>Terrace III</u>	<u>17971, 17981 Bonita National Blvd.</u>	<u>\$1,187.00 quarter</u>
<u>Terrace IV</u>	<u>17911, 18011 Bonita National Blvd.</u>	<u>\$1,167.00 quarter</u>
<u>Terrace V</u>	<u>17911 Bonita National Blvd.</u>	<u>\$1149.00 quarter</u>
<u>Veranda I</u>	<u>17940, 17950, 17956, 17960 Bonita National Blvd.</u>	<u>\$1,320.00 quarter</u>
<u>Veranda II</u>	<u>17970, 17980, 17986, 17990 Bonita National Blvd.</u>	<u>\$1,287.00 quarter</u>
<u>Veranda III</u>	<u>28041, 28042, 28047, 28051, 28052 Bridgetown Ct.</u>	<u>\$1,182.00 quarter</u>
<u>Veranda IV</u>	<u>28021, 28022, 28031, 28032 Bridgetown Ct.</u>	<u>\$1,152.00 quarter</u>
<u>Veranda V</u>	<u>28002, 28003, 28011, 28012 Bridgetown Ct.</u>	<u>\$1,270.00 quarter</u>



Social & Golf Deeded Homes List

<u>COACH HOMES I (GOLF)</u>	<u>COACH HOMES II (GOLF)</u>	<u>COACH HOMES III (SOCIAL)</u>	<u>SINGLE FAMILY (SOCIAL)</u>
28530 Carlow Court	28050 Cookstown Court	28000 Cookstown Court	Cherrywood
28531	28051	28001	Kerry
28535	28060	28005	Edenderry
28536	28061	28010	Wicklow
28540	28070	28011	Galway
28541	28071	28020	Foxrock
28545	28080	28021	
28546	28081	28030	<u>SINGLE FAMILY (GOLF)</u>
28550	28090	28031	Cavan
28551	28091	28040	Newtown
28555	28100	28041	Derry
28556	28101		Lisburn
28560			Westmeath
28566			Longford
28570			Monaghan
			Bonita National Blvd.
<u>COACH HOMES IV (SOCIAL)</u>	<u>COACH HOMES V (SOCIAL)</u>	<u>TERRACE I (GOLF)</u>	<u>TERRACE II (GOLF)</u>
17251 Cherrywood Court	17331 Cherrywood Court	17921 BN Blvd	17951 BN Blvd
17260	17341	17941 BN Blvd	17961 BN Blvd
17261	17350		
17270	17351	<u>TERRACE III (GOLF)</u>	<u>TERRACE IV (GOLF)</u>
17271	17360	17971 BN Blvd	17991 BN Blvd
17280	17361	17981 BN Blvd	18011 BN Blvd
17281	17370		
17290	17371	<u>TERRACE V (SOCIAL)</u>	
17291	17380	17911 BN Blvd	
17300	17381		
17301	17390		
17310	17391		
17311	17400		
17320	17401		
17321	17410		
17330	17411		
<u>VERANDA I (GOLF)</u>	<u>VERANDA II (GOLF)</u>	<u>VERANDA III (SOCIAL)</u>	
17940 BN Blvd	17970 BN Blvd	28041 Bridgetown Ct	
17950	17980	28042	
17956	17986	28047	
17960	17990	28051	
		28052	
<u>VERANDA IV (GOLF)</u>	<u>VERANDA V (GOLF)</u>		
28021 Bridgetown Ct	28002 Bridgetown Ct		
28022	28003		
28031	28011		
28032	28012		



Sub-Association Payments & Contact List

Condominium Quarterly Fees: Payments due 1/1, 4/1, 7/1, and 10/1

Coach I, Coach II, Coach V, Veranda & Terrace: Association payments sent to Tropical Isles Mgt.

Coach Homes III: Association payments sent to Vesta Management Company

Coach Homes IV: Association payments sent to The Naybor Company

Coach I, Coach II, Coach V, Veranda & Terrace

TROPICAL ISLES MANAGEMENT SERVICES, INC.
12734 Kenwood Lane, Suite 49
Ft. Myers, FL 33907
P: (239) 939-2999 ext. 207 (Susie)

Susie M. Bianchi, CAM
susie@tropicalisles.net

Coach III

VESTA MANAGEMENT
27180 Bay Landing Drive, Ste. 4
Bonita Springs, FL 34135
P: (239) 947-4552

Ms. Saida Mamedova, CAM
smamedova@vestapropertyservices.com

Coach IV

THE NAYBOR COMPANY
P.O. Box 2705
Fort Myers, FL 33902
P: (352) 359-2050

Craig A. Pledger, CAM
cpledger@naybor.us

2024 Bonita National Golf Rates

No Guests Before 11:00 AM January 1 to April 30

*****All Rates are Subject to Sales Tax*****

	Nov. 1 - April 30	May 1 - Oct 31
Transfer Member		
18 Hole	\$100	\$50
9 Hole	\$60	\$30
Walking	\$15	\$15
Guest of Transfer Member		
18 Hole	\$120	\$60
9 Hole	\$65	\$37
Walking	\$15	\$15
Additional Fees		
Member Range Fee (January 1 - April 30)		\$10
Range Guest		\$10
Handicap Fee (Required for Bonita National Event Participation)		\$30



7.12.23

AMENITIES MAP



7.12.23

