



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



## Table of Contents

|   |    |
|---|----|
| A Note to Realtors                      | 3  |
| Open House Policy & Procedures          | 4  |
| Homeowner's Association Fees            | 5  |
| Social & Golf Deeded Homes List         | 6  |
| Sub-Association Payments & Contact List | 7  |
| Bonita National Golf Rates              | 8  |
| Bonita National Street Map              | 9  |
| Clubhouse Amenity Map                   | 10 |
| Quick Look at Bonita National           | 11 |



## A Note to Realtors

I would like to welcome you to the Bonita National Golf & Country Club community. Below is essential information about our community. I encourage that you arrange a tour of our amenities.

Bonita National is a Bundled Golf Community, and all homes are deeded as either **SOCIAL** or **GOLF & SOCIAL**. Please note the following important details:

- It is not possible to upgrade from a Social Membership to a Golf Membership or to change a Social home to a Golf home if the property is not deeded with Golf.
- Golf Memberships are deeded to specific properties (details can be found on page 6 of the packet provided).
- Social Members can only become Golf Members by purchasing a property with a Golf deed.

We strongly encourage all buyers to thoroughly review Bonita National's Rules, Regulations, and policies, as this information is vital to understanding our community's guidelines and expectations.

A complete set of club documents, including Declarations, Bylaws, and Rules & Regulations, is available through the seller.

If you need additional information or clarification, please don't hesitate to contact me directly. I'm here to assist and ensure you have all the resources you need. Additionally, please be aware that our Resale Application process requires:

- **A \$150.00 non-refundable resale application processing fee, payable to Bonita National HOA.**
- Submission of the completed application to the Bonita National Admin Office at least **30 days prior to the sale.**

I'd love to showcase everything Bonita National has to offer. Please feel free to contact me to



Warm regards,  
**Gabrielle Kreller**  
Membership and Lifestyle Director  
Membership@bonitanationalgolfcc.com

## 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: [shelley.olson@BonitaNationalGolfCC.com](mailto:shelley.olson@BonitaNationalGolfCC.com) (Community Association Manager), [Admin1@BonitaNationalGolfCC.com](mailto: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. 2025 FEES**

**EFFECTIVE 1.1.2025**

HOA Capital Contribution Fee: \$4,000

Golf Capital Contribution Fee: \$4,000

\$150.00 non-refundable resale application processing fee, payable to Bonita National HOA

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

MASTER HOA: \$4,141.00 Yr. RESERVES (HOA): \$465.00 Yr. CABLE FEE: \$1,299.00 Yr.

GOLF ASSOCIATION: \$2,765.00 Yr. RESERVES (GOLF): \$860.00 Yr.

SINGLE FAMILY HOME-LAWN CARE: (ESTATE) \$2,739.00 year, (MANOR) \$2,468.00 year, (EXECUTIVE) \$2,230.00 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 1<sup>st</sup>.

**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, Coach Homes IV: Vesta Management Company 239-947-4552

|                |  |                    |
|----------------|--|--------------------|
| Coach Homes I  | Carlow Court                                     | \$1,620.00 quarter |
| Coach Homes II | Cookstown Court                                  | \$1,570.00 quarter |
| Coach III      | Cookstown Court                                  | \$1,180.00 quarter |
| Coach IV       | Cherrywood Court                                 | \$1,332.13 quarter |
| Coach Homes V  | Cherrywood Court                                 | \$1,481.00 quarter |
| Terrace I      | 17921, 17941 Bonita National Blvd.               | \$1,200.00 quarter |
| Terrace II     | 17951, 17961 Bonita National Blvd.               | \$1,074.00 quarter |
| Terrace III    | 17971, 17981 Bonita National Blvd.               | \$1,580.00 quarter |
| Terrace IV     | 17911, 18011 Bonita National Blvd.               | \$1,167.00 quarter |
| Terrace V      | 17911 Bonita National Blvd.                      | \$1,140.00 quarter |
| Veranda I      | 17940, 17950, 17956, 17960 Bonita National Blvd. | \$1,386.00 quarter |
| Veranda II     | 17970, 17980, 17986, 17990 Bonita National Blvd. | \$1,289.00 quarter |
| Veranda III    | 28041, 28042, 28047, 28051, 28052 Bridgetown Ct. | \$1,182.00 quarter |
| Veranda IV     | 28021, 28022, 28031, 28032 Bridgetown Ct.        | \$1,247.00 quarter |
| Veranda V      | 28002, 28003, 28011, 28012 Bridgetown Ct.        | \$1,350.00 quarter |



## 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 & Coach Homes IV:** Association payments sent to Vesta Management 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](mailto:susie@tropicalisles.net)

### **Coach III and Coach IV**

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

Ms. Saida Mamedova, CAM  
[smamedova@vestapropertyservices.com](mailto:smamedova@vestapropertyservices.com)



## 2025 Golf Rates

| Round Type                                    | Nov - Apr     | May - Oct |
|---|---------------|-----------|
| <b>Golf Member</b>                            |               |           |
| 18-Hole                                       | \$ 27.50      | \$ 27.50  |
| 9-Hole  | \$ 19.00      | \$ 19.00  |
| Walking                                       | \$ 10.00      | \$ 10.00  |
| <b>Guest of Golf Member</b>                   |               |           |
| 18-Hole                                       | \$ 105.00     | \$ 55.00  |
| 9-Hole  | \$ 65.00      | \$ 35.00  |
| Walking                                       | \$ 15.00      | \$ 15.00  |
| <b>Immediate Family Guest</b>                 |               |           |
| 18-Hole                                       | \$ 85.00      | \$ 50.00  |
| 9-Hole  | \$ 55.00      | \$ 30.00  |
| Walking                                       | \$ 15.00      | \$ 15.00  |
| <b>Transfer Member</b>                        |               |           |
| 18-Hole                                       | \$ 125.00     | \$ 60.00  |
| 9-Hole  | \$ 70.00      | \$ 40.00  |
| Walking                                       | \$ 15.00      | \$ 15.00  |
| <b>Guest of Transfer Member</b>               |               |           |
| 18-Hole                                       | \$ 140.00     | \$ 70.00  |
| 9-Hole  | \$ 75.00      | \$ 50.00  |
| Walking                                       | \$ 15.00      | \$ 15.00  |
| <b>Social Member</b>                          |               |           |
| 18-Hole                                       | Not Available | \$ 65.00  |
| 9-Hole  | Not Available | \$ 35.00  |
| Walking                                       | Not Available | \$ 15.00  |
| <b>Guest of Social Member</b>                 |               |           |
| 18-Hole                                       | Not Available | \$ 70.00  |
| 9-Hole  | Not Available | \$ 50.00  |
| Walking                                       | Not Available | \$ 15.00  |
| <b>Reciprocal Club Member</b>                 |               |           |
| 18-Hole                                       | Not Available | \$ 60.00  |
| 9-Hole  | Not Available | \$ 40.00  |
| <b>Guest of Reciprocal</b>                    |               |           |
| 18-Hole                                       | Not Available | \$ 65.00  |
| 9-Hole  | Not Available | \$ 45.00  |
| <b>PGA Pass</b>                               |               |           |
| 18-Hole                                       | Not Available | \$ 100.00 |
| 9-Hole  | Not Available | \$ 65.00  |
| <b>Troon Prive</b>                            |               |           |
| 18 Hole                                       | \$ 85.00      | \$ 55.00  |
| 9 Hole  | \$ 55.00      | \$ 55.00  |
| <b>Preferred Reciprocal</b>                   | Not Available | \$ 35.00  |
| <b>Additional Fees</b>                        |               |           |
| <b>Member Range Fee</b>                       |               | \$ 15.00  |
| <b>Guest Range Fee</b>                        |               | \$ 10.00  |
| <b>Golf Transfer Fee</b>                      |               | \$ 500.00 |
| <b>Annual Locker Fee</b>                      |               | \$ 100.00 |
| <b>Annual Club Storage Fee</b>                |               | \$ 175.00 |
| <b>Handicap Fee</b>                           |               | \$ 35.00  |
| <b>Lesson Head Professional - 45 Min</b>      |               | \$ 95.00  |
| <b>Lesson Assistant Professional - 45 Min</b> |               | \$ 75.00  |





# AMENITIES MAP



## QUICK LOOK AT BONITA NATIONAL

COMMUNITY ESTABLISHED IN 2017.  
CLUBHOUSE ESTABLISHED IN 2019.



**DOORS IN THE  
COMMUNITY**  
866 DOORS ARE  
DEEDED WITH GOLF



**DINING VENUES**  
MAIN DINING ROOM  
BLVD BISTRO  
POOLSIDE CAFÉ  
(TURNSTAND WINDOW-GRAB & GO)



**TENNIS  
COURTS**  
HAR TRU  
GREEN CLAY



**HOLE GOLF  
COURSE**  
GORDON LEWIS DESIGN



**RESORT-STYLE  
MAIN POOL**  
3 SATELLITE POOLS



**GYM**  
FITNESS CENTER &  
GROUP EXERCISE STUDIO



**U-TOPIA SPA**



**15  
CONDO ASSOCIATIONS**  
(COACH I-V, VERANDA I-V,  
& TERRACE I-V)