



BONITA
NATIONAL
GOLF & COUNTRY CLUB

BOARD OF DIRECTORS REGULAR MEETING MINUTES
BONITA NATIONAL GOLF CLUB, INC.

Place of meeting: Bonita National Clubhouse
17501 Bonita National Blvd
Bonita Springs, Florida 34135

Date of meeting: February 24, 2026

Time of meeting: 4:00 p.m.

1. **Call to Order:** T. Casey, President on February 24, 2026 at 4:00 p.m.
2. **Certification of Quorum:** S. Coulls, GM, Troon
3. **Proof of Notice:** S. Coulls, GM, Troon

Attendees: T. Casey, President
M. Klosterman, Vice President
R. Pacheco, Treasurer
R. Jackson, Director
R. Donatuti, Director
N. Oliver, Director
S. Coulls, GM, Troon
Natalie Garavelli, Assistant CAM, Troon
J.P. Shepherd, Head Golf Professional, Troon
T. Caliguire, Golf Course Superintendent, Troon
Melissa Lucas, Golf Club Controller, Troon
Gabrielle Keller, Membership & Lifestyle Director, Troon
M. Olson, CAM, Troon

Absent: D. Jimenez, Secretary

4. **Approval of Meeting Minutes:**

- a. T. Casey moved to approve the minutes of the January 27, 2026 Regular Board Meeting. The motion was seconded by R. Pacheco and passed unanimously (6-0).
- b. T. Casey moved to approve the minutes of the February 3, 2026 Special Meeting. The motion was seconded by M. Klosterman. R. Jackson objected to the proposed minutes because they did not set forth fully the discussion that took place regarding the Hatfield membership change request. R. Jackson moved to amend T. Casey's motion to approve the February 3, 2026 proposed minutes. T. Casey withdrew his original motion and the motion to approve the minutes of the February 3, 2026 meeting, as amended, passed unanimously (6-0).

5. President's Report:

T. Casey stated that all of the events in February went very well and we have three events scheduled for March. Two people applied for the three open seats on the Golf Board, T. Casey and Jeremy Kravet, and they will be seated at the March 24, 2026 Annual Meeting. The third open Director seat will be filled by the Board after an application and interview process. The Board will interview and recommend a candidate with the goal of having the open seat filled soon after the March 24 Annual Meeting.

The deadline to apply for membership in the golf committees is March 9, and all current committee members must re-apply. The only ballot measure for the members this year, because there is no contested election for Directors, will be to make an election under IRS Rev. Ruling 70-604 regarding excess member income. That ballot proposal will be sent out to golf members on March 10 and the voting period will close on March 24 before the Annual Meeting begins.

There are only 2 golf members who are delinquent in paying dues.

The next Regular Meeting of the Board will be on March 24 at 3:00 p.m. The Annual Meeting of the Golf Members will be on March 24 at 4:00 p.m.

6. Treasurer's Report:

R. Pacheco stated that, in January, despite some very cold weather, rounds for were up by 51 and our expenses were down by about \$45,000, leaving us with a net income of \$143,000, about \$42,000 favorable to budget. All of the funds not needed for immediate operations are invested in U.S. Government Treasuries and earning interest.

Jeremy Kravet, Vice-Chair of the Finance Committee, reported regarding the bank fee savings and convenience fee revenues the golf club has experienced since making ACH payments available. The bank fee savings for 2025 was \$44,447 (compared to 2024 bank fees) and the revenues from convenience fees was \$28,813 (compared to \$2,982 in 2024). This results in a \$70,278 positive variance.

The Finance Committee will be analyzing further the bank fees and convenience fees in 2026 in an effort to reduce costs and increase revenue to the golf club with the goal of having the golf club lose as little money as possible when members choose to pay their dues and balances with credit cards. This will include encouraging all of our members to pay through ACH and explain further the security measures in place when doing so.

7. Standing Committee Reports:

- A. **Finance Committee:** R. Pacheco stated that the Finance Committee is committed to ensuring timely reporting of financial information and timely cash transactions, including transferring funds into our capital reserve accounts. The Committee will analyze whether to recommend to the Board the use of investment vehicles other than U.S. Government Treasuries; doing so might require an amendment to the Bylaws. The audit process is on track, and the auditors will be visiting on March 23. The Committee analyzed whether to invest in Treasuries with a maturity date of more than five years, and decided that they did not offer a substantially greater return. The longest current maturity dates are in 2031.
- B. **Strategic Long Range Planning:** N. Oliver stated that the Committee did not meet in February, but has paid close attention to the strategic planning meetings held by the HOA and the suggestions made by members in those meetings. Some of the topics raised will be discussed further in this Committee, such as adding a beverage cart, having greater apparel choices in the pro shop, and greater access to the golf course by social members. These topics have been raised and discussed before, however.
- C. **Greens Committee:** R. Donatuti stated that the next Divots and Drinks event will take place on March 12; the February event was lightly attended; and he would like an LGA member to attend the Greens Committee meetings. R. Donatuti stated that John Schulz will lead a discussion between the Greens Committee and the GOC Committee regarding possible changes to some tee boxes. M. Klosterman clarified that Greens and GOC will review the tee boxes and distances as to the entire course, including the combo tees.
- D. **Golf Operations Committee:** M. Klosterman asked JP to describe whether there are more members being overflowed than in the past. JP stated that between January 1, 2026 – February 22, 2026, compared to the same time period in 2025, there were 157 fewer players on the overflow list. Going to straight tee times on Wednesdays and spreading events out over the entire season has reduced the overflow list; but we will always have members being overflowed because we have so many golf members, more than any other bundled community in SW Florida. Shotgun starts increase the number of members on the overflow list. When shotguns are used, fewer members can play that day. Having straight tee times garners the most number of tee times (about 288) followed by cross-over tee times (about 256). JP

also stated that the pace of play has slowed to about 4 hours and 7 minutes in February, but since September 1, 2025 has averaged at 4 hours and 2 minutes. He is monitoring the situation, moving staff to address the busiest days, and hiring a full complement of outside staff.

There have been some complaints regarding the usage of the driving range after 2:00 p.m. The decision has been made to continue as planned through the season, and then assess at that time whether any changes should be made for next season.

M. Klosterman stated that many men have complained about the structure of Men's Day with straight tee times. He challenged the men to form a Men's Golf Association (similar to the LGA) and he offered to be a part of the process and association.

M. Klosterman thanked Danny Fisher and his team for raising \$43,000 for Folds of Honor last year at the Memorial Day event. He displayed the plaque BN received from Folds of Honor. This year's event will include a tennis tournament and 5K run/walk.

R. Jackson asked if moving the start time for 9-hole play to 3:00 p.m. or 4:00 p.m. would ease the overflow issue. JP stated that would not reduce the overflow problem; it would just change who would be on that list. R. Donatuti asked whether the Chelsea system could assign to transfer members the median Chelsea points of all members versus the average Chelsea points. JP stated that the system can only assign the average Chelsea points, not the median.

R. Jackson stated that the attendance at the last Divots and Drinks event was disappointing as were the number of unrepaired divots on the course. He asked all members to repair their divots fully. JP agreed, and emphasized that we all need to repair our divots as well as ball marks on the greens.

- E. Governance/Compliance: R. Jackson stated that the Committee met on February 3 and began addressing two issues. First, to analyze the application and related documents required when members seek to establish or change the golf membership for their unit, consistent with the Golf Club's governing documents. Second, to analyze the governing documents regarding whether the golf member not involved in infractions could and/or should be disciplined if the other golf member in the unit is disciplined.

8. Old Business:

A. Motion to Accept Confidential Voting Setting When EZVote is Used

R. Jackson made the following motion: “To require that all Golf Club member votes have “Confidential Voting,” to ensure that all ballots are private and management can only view the results at the end of the voting period. Management can only see who voted and when they voted, but they cannot view individual voter ballots, even after the election.” R. Jackson stated that incomplete ballots will not be counted, but reminder emails will be sent to all golf members reminding them to vote and that incomplete ballots will not be counted. Members who start their ballots, but do not mark them as complete, will not receive targeted emails asking them to complete their ballots.

The motion passed 5-1, with Directors Casey, Pacheco, Klosterman, Oliver and Jackson voting in favor and Director Donatuti voting against.

9. **New Business:**

A. **Motion to Approve BNGC Member Annual Vote on BNGC 70-604 Regulation**

R. Pacheco made the following motion: “To put forth to members for vote and approval a resolution regarding the rollover of potential excess income over expenses for the year ended December 31, 2025 to be carried over to 2026 in accordance with Ruling 70-604 of IRS Regulations.” N. Oliver seconded the motion.

The language of the proposed ballot is as follows:

“Whether any excess membership income over and above the membership expenses, if any, from operations of the Golf Club for the year ended December 31, 2025, be carried forward and used under Bonita National Golf Board of Director’s direction laid out in IRS Revenue Ruling 70-604. As a result, some, or all of the net operating income will not be treated as taxable income in the year of the assessment in accordance with Internal Revenue Service Revenue Ruling 70-604.

A yes vote approves the election under Revenue Ruling 70-604 to “rollover” any “Excess Member Income “if any, (as defined by the IRS) from the 2025 tax year to the 2026 tax year. This does not mean that the assessment for next year will be reduced, as the budget has already been prepared and approved. Since expenses typically rise year-to-year, it is probable that any excess member income will be absorbed by an increase in expenditures.

Why should I vote to authorize the 70-604 elections? The Bonita National Golf Club budgets the annual member assessments to cover only the necessary costs and expenses of Bonita National Golf Club. However, sometimes actual income and expenses differ from the budget in amount and or timing. This occasionally results in “excess member income” in a particular “income tax year.” Voting to authorize the 70-

604 election could allow the Bonita National Golf Club to avoid paying income taxes on some or all of the “excess member income.”

The Board highly recommends that we 'Approve' this resolution.”

The Board approved the motion unanimously (6-0) and now the ballot will be prepared for circulation to the membership. Voting will begin on March 10 and will conclude before the Annual Meeting on March 24.

B. Motion to Suspend Member Scott Nielsen, Member 6065-000, for Chelsea Violations.

R. Jackson made the following motion: “To suspend Member Scott Nielsen, Member No. 6065-000, from utilizing the Golf Club Common Areas for a period of sixty (60) days as a result of two Chelsea violations.” The motion was seconded by R. Pacheco. R. Jackson stated that, on two separate occasions in February, Mr. Nielsen booked tee times for himself and another member but, on each day, he checked in to the pro shop for himself and that member but, in fact, played golf with a guest before 11:00 a.m. on each day.

The motion passed unanimously (6-0).

C. Motion to Suspend Member Trudy Kaylor, Member 1320-001, for Conduct Violation.

R. Jackson made the following motion: “To suspend Member Trudy Kaylor, Member No. 1320-001, from utilizing the Golf Club Common Areas for a period of sixty (60) days as a result of a conduct violation.” The motion was seconded by M. Klosterman.

At its January 26, 2026 meeting, the HOA Board imposed a 90-day suspension of privileges on Mrs. Kaylor. The HOA suspension was confirmed by an HOA Appeals Hearing Panel on February 18, 2026. Pursuant to the Joint Enforcement Policy, the Golf Board has the authority, but is not required, to discipline Trudy Kaylor regarding this incident.

After discussion, the motion passed unanimously (6-0).

10. Management Comments:

Gabbie Keller summarized a portion of the results of the annual member survey conducted by Troon. There was a 41% response rate (which is typical of surveys) with 63% of responders being golf members, 37% social members. Most responders have owned a unit at Bonita National for 6-10 years; 69% are retired; 92% are proud to

reside at Bonita National; and 90% are active members (not investors). S. Coulls then reported that the overall Bonita National Net Promoter Score was 37 and above the Troon benchmark. The Golf-only NPS score was 42 and Golf received marks of above average in every category and very close to the top of all Troon clubs in most categories.

In summary, Simon stated that these scores demonstrate a “tremendous achievement” by the Board, all Committees, and all of the members.

11. Golf Member Comments: There were no additional golf member comments.

12. Member Online Questions:

R. Jackson stated that there were a number of on-line questions that were already addressed during the meeting. In addition, there were three questions. First, one member asked why the buddy list in Chelsea is not current. JP responded that the buddy list does not automatically reset, such as when a person moves from one unit to another or owns multiple units. The only way to correct this issue is to reset all buddy lists, which will wipe out all of the current buddy lists. This will not take place until after the season to avoid disruption to the membership. Second, one member is single and would like to be able to designate anyone she prefers to be the second member on her unit, even if that person lives elsewhere, is a social member, etc. We have explained to that member, and the membership in general, that those entitled to be golf members is specifically defined in, and limited by, the governing documents, in particular Paragraph 1.7 of the Declarations which precludes granting her request. Third, one member stated that the board seems to fine and suspend members regularly and asked if that is necessary in our community. The Board is required to enforce the rules and regulations governing all golf members when violations occur.

13. Adjournment: T. Casey made a motion to adjourn; seconded by R. Pacheco. The motion passed unanimously at 5:55 p.m.



Donna Jimenez

3/24/2026

Prepared by R. Jackson,
Golf Director