



BONITA NATIONAL

GOLF & COUNTRY CLUB

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

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

Date of meeting: Tuesday, November 18, 2025
Time of meeting: 4:00pm- Call to order

1. Call to order: T. Casey, President
2. Certification of Quorum: D. Jimenez, Secretary,
3. Proof of Notice: JP Shepard, Troon Management

Attendees: T. Casey, President
M. Klosterman, Vice President -absent
B. Pacheco, Treasurer
D. Jimenez, Secretary
R. Donatuti, Director -via Zoom
N. Oliver, Director
R. Jackson, Director
JP Shepard, Head Golf Professional
T. Caliguire, Golf Superintendent
S. Olson, CAM, Troon Management

4. Approval of meeting minutes: D. Jimenez put forth the following motions:
To approve September 23, 2025, Special Golf Board budget workshop meeting minutes: Second: B. Pacheco. Passed 6-0
To approve October 28, 2025, Regular Golf Board meeting minutes: Second: T. Casey: Passed 6-0
To approve November 4, 2025, Special Golf Board budget meeting minutes: Second: B. Pacheco. Passed 6-0
5. President's report: T. Casey shared that we have held two Ladies and Men's league days, the Veterans Day scramble, the CanAm cup and the Ladies Member Member event and the Men's will be tomorrow. The turkey shoot out will be on November 27, December 7th will be the first Nine and Dine. November 4th the Board presented the 2026 Golf budget which the Board then approved. He thanked all that were involved in the budget process. Melissa Lucas, new Golf Controller starts on November 24th. Golf assessments will be sent out on Tuesday, November 25th, 2025. The Collection policy is being pulled from the agenda due to some last-minute changes and will come back to the Board at the December meeting. The December board meeting will be Tuesday, December 16, 2025.
6. Treasurer's report: B. Pacheco shared a draft of the October financials. We have \$441,723 in revenue for October with total operating expenses of \$485,480 vs. a budget of \$440,535 due to \$32k in Golf OPS which should be in other member revenue. The \$32k represents the Men's member guest for prizes and is just a reclass. Payroll expenses are over budget as season begins as we rehired employees as well as some overtime paid. Other expenses were \$50k over budget and the biggest item was the insurance deductible due to the irrigation line that broke – we filed a claim with a \$10k deductible and the insurance did not cover the broken pipe at a cost of \$16k as they advised it was normal wear and tear. Golf rounds were 5234 against a budget of 4072 rounds. A copy of the Treasurer's report will be posted on our website.
7. Standing Committee report:
Finance: B. Pacheco shared that the Finance committee met on 11/17. The annual assessment timeline is as follows:
November 25: Annual Assessments will be emailed to the Members and will be due January 1, 2026, but no later than January 10, 2026. On January 5th all remaining balances will be collected using the payment method that is on file for the members. Payments can

be made by check, mail, or dropping off to the office or via the member website. Instructions will be sent by the Office shortly explaining this to our membership. He also shared that at the end of the HOA meeting yesterday there was discussion on the Bubble room converting to office workstations. One of the stations will be for the new Golf Controller. The terms used at the HOA meeting were if golf is going to pay for this via the CSA. This is not accurate and will not be part of the CSA. HOA will bill Golf for ¼ of the cost at an estimate of \$3-4k.

GOC: T. Casey shared that we had 132 players for the Veterans Day event, 106 ladies for the member member event and 96 for the Men's member member event. The LGA has 211 participants of which 80 are 9-holers. and B. Dishong has joined the Handicap committee. Reciprocals were down 306 however, preferred reciprocals were up 709. Turkey shoot out is available for sign up now and currently there are 105 members who have signed up for this event. Veterans Day event had 132 players, and they raised \$1750.00 for the American legion post.

Greens: R. Donatuti shared that they met last week. New mats have been installed. All bunkers have been added with 2" par angle sand.

Governance: R. Jackson stated nothing to report.

SLRP: N. Oliver advised he met with D. Olbrich to review capital projects to be presented in January.

8. Old business:
a. None

9. New business:

- a. Nader Kharsa, member #5029 and Gues, Mark Merski, Compliance Motions.

R. Jackson put forth a motion to suspend Member Nader Kharsa from the Golf Club Common areas for a period of six (6) months because of the incident that occurred at the main pool on October 24, 2025. Mr. Kharsa and his guest, Mark Merski got into a physical altercation resulting in Mr. Kharsa being arrested and charged with felony battery. Pursuant to paragraph 9.5 of the Golf Declarations and the Joint enforcement policy, the Golf Board has the authority to suspend Mr. Kharsa's golf privileges. Second: B. Pacheco. Passed 6-0

R. Jackson put forth a motion to suspend Member Nader Kharsa's guest, Mark Merski, from utilizing the Golf Club Common areas during the time of the suspension of Mr. Kharsa: Second: T. Casey. Passed 6-0

- b. Collection Policy motion: Motion was not presented and will come to the December Board meeting.
c. Motion to elect all member votes to have "Confidential Voting" level of security.

R. Jackson put forth 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. Second: T. Casey. The Board discussed the motion, and a decision was reached to table the motion until further information around EZ vote options could be further reviewed.

- d. Event Calendar change motion

T. Casey put forth motion to move the February 10, 2026 Ladies (1) day Member/Guest event from a Tuesday morning shot gun with lunch to a Tuesday afternoon shotgun with dinner to better facilitate the event. Second: B. Pacheco. Motion passed 6-0.

10. Management comments: JP shared that if any Men are interested in playing in our FSGA Interclub team qualifying process is now open to join. The Event concert is 11/21 and the last tee times will be at 2:17pm and then.
11. Golf Member comments: None.
12. Member online questions: None.
13. Adjournment: T. Casey put forth a motion to adjourn, second: B. Pacheco. Meeting adjourned at 5:07pm

DONNA Jimenez
Donna
12/16/2025