



BONITA NATIONAL

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, August 26th, 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:** S. Coulls, GM, Troon Management

Attendees:

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

- 4. Pure Wireless – 911 Locate Presentation:** 911 locate.ai made a presentation on installing indoor and outdoor maps for 911 systems to provide them the data to find the person(s) requiring assistance (golf course and amenity buildings). This would include neighborhood streets (but not the Condominium associations at this time). The cost would be \$5k one time fee to do the mapping and \$500.00 annually to maintain the mapping system.
- 5. Approval of meeting minutes – Regular Board meeting, July 22, 2025:** D. Jimenez put a motion forth to approve the July 22, 2025, meeting minutes prepared by Troon Management with one correction to page two (2). Correct adjournment from passing 5-2 to 4-0. Second, by M. Klosterman. Unanimously approved.
- 6. Presidents report:** T. Casey shared that our next golf course closure will be 9/2-9/12 and summarized the work that would be done during this closure. The drainage project has been completed today; range mats are on order.
- 7. B. Pacheco presented the July Financials.** July rounds were down 530 vs. budget due to weather. GOC revenue was down \$18, 900. Revenue was down \$24k. NOI before depreciation was \$95,355 operating loss compared to a budget of \$123k, so we beat the budget.
- 8. Standing committee reports:**
 - : B. Pacheco shared that the committee met Thursday and provided the budget schedule for 2025. The annual budget meeting will be on 11/4/2025 at 4pm and will be a Special board meeting. The tax return for 2024 should be available on the 3rd week of September and a summary will be provided to the Board once it is received.
 - M. Klosterman shared that the Men's member guest is now closed, and JP Shepard shared some highlights of the Event. The Golf Guide is being updated and will be sent to the Board for their review and approval.
 - : R. Donatuti thanked the Committee members for all their work.

: N. Oliver advised that the Committee members met yesterday. On excess 70-604 funds: No details are available yet until the audit is completed. Capital budget for 2026, the Committee discussed some items and are putting together a priority list. Some projects for 2026-2030 were also reviewed and a list is being prepared.

: R. Jackson advised that they are working on joint enforcement policy with the HOA and will send to the Board members a draft of this within the next week for their consideration. Revisions to the Code of Conduct as well as the Committee composition and roles are being modified and will be shared with the Board in the next week for consideration at the 9/23/2025 Board meeting. He thanked the Committee members for all their hard work.

9. Old Business: None

10. New Business:


- a. Motion to purchase two tri-flex mowers to replace five (5) walking mowers. Oliver put a motion forth to use \$126,125 of Capital Reserve funds to purchase two (2) Toro Greens master Triflex mowers: Second: T. Casey
Motion passed unanimously.
- b. GOC: Motion to prohibit PGA and LPGA members from completing in BN events and Tournaments. M. Klosterman put forth a motion to restrict active PGA and LPGA Members from participating as guests in Bonita National's Calendar Golf Events unless approved by the Gold Board. Second: B. Pacheco.
Motion passed 6-1:
In favor: T. Casey, M. Klosterman, B. Pacheco, D. Jimenez, R. Donatuti, N. Oliver
Opposed: R. Jackson.

11. Management report: S. Coulls thanked the Golf Staff for all their work as well as the Committee members. The Budget process has been much easier this year. Calendar of Events is approved.

12. Golf member comments (related to agenda items only, 3minute limit: Questions were asked and responded to.

13. Member online questions: There were none.

14. Adjournment: T. Casey put forth a motion to adjourn at 5:06pm. Second: B. Pacheco. Meeting adjourned.


DONNA Jimenez
9/23/2025