



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, October 28, 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
N. Oliver, Director
R. Jackson, Director
S. Coulls, GM, Troon Management
JP Shepard, Head Golf Professional
T. Caliguire, Golf Superintendent
S. Olson, CAM, Troon Management

4. Approval of meeting minutes of September 23, 2025: D. Jimenez put forth a motion to approve the meeting minutes of the Regular Board meeting of September 23, 2025. Second: T. Casey. Unanimously approved. She advised that the meeting minutes of the Budget workshop of September 23, 2025, were not on the agenda and those will be brought to the November meeting for approval.
5. President's report: T. Casey opened the meeting and shared that the new mats and booms have been received. The Oktoberfest event and the Men's member guest were both a success and he thanked Troon Management staff for well planned and executed events. Men's and Ladies' Day leagues begin next week. On November 4th, the Board will have a Special board meeting to present the 2026 budget to our Membership.
6. Treasurer's report: B. Pacheco shared the September 2025 financials. He advised revenues were \$261,565 against a budget of \$286,756 and advised golf rounds were down for September as we budgeted for Tuesday's to be open in September (as it was in 2024) but we were closed on Tuesdays in September 2025. NOI excluding depreciation was \$201k against a budget of \$143k. Total operating expenses were over budget primarily because of repairs and maintenance (\$34,884). YTD we are overall favorable against budget. A copy of the Treasurer's report will be posted on our website.
7. Standing Committee report:
Finance: B. Pacheco shared that the committee met last week. The 2024 audit has been completed. The timing of the audit must begin earlier in 2026 and be provided to our auditors by March 31st, 2026, so that the audit is completed by May. Our 2024 tax return was just received. The carryover for 2024 amounted to \$220,904 which was approved by the membership in March 2025 for the Board to utilize for operating and maintenance projects. He further stated it is projected for 2025 that there will be no carryover, and we will have a tax loss. Capital reserve study is completed and will be reduced from 15% to 10% in 2026.

GOC: M. Klosterman: D. Fisher was requested to share an overview of the Men's Member guest event. He advised it was an outstanding event, executed flawlessly by JP and his staff. F&B service and food were excellent. M. Klosterman shared that BN logo

target is in the water, JP Shepard has added a metric for pace of play. LGA has 211 members signed up. The GOC decided not to have the Chelsea representative come back and review the Chelsea point system and no changes will be made.

Greens: R. Donatuti shared that the Committee is happy with the completion of all projects and thanked them for all their hard work.

Governance: R. Jackson had nothing new to share at this time.

SLRP: N. Oliver advised that the Committee will be meeting sometime in November.

8. Old business:

a. None

9. New business:

a. GOC motion: M. Klosterman put forth a motion: To allow golf members to register guests and social members to register for the 4th of July and Labor Day scrambles, 10 days after the normal registration period opens. The guests and social members would be charged the member rate for the event.

Second: D. Jimenez. After discussion with the Board around the fact that the CSA has not been finalized with the HOA Board, D. Jimenez requested the motion be revised to only our members and their guests until the CSA agreement was completed. Motion passed 6-1: In favor: T. Casey, M. Klosterman, B. Pacheco, R. Donatuti, N. Oliver, R. Jackson.

Opposed: D. Jimenez


b. Member designation: T. Casey put forth a motion to approve member 11830 request for his son to be added as a secondary member of Bonita National Golf Club and member 11830 and his son will reside as a single-family unit full-time. Second: M. Klosterman. Motion passed 4-3. In favor: T. Casey, M. Klosterman, N. Oliver, R. Jackson. Opposed: D. Jimenez, R. Donatuti, B. Pacheco.

10. Management report: S. Coulls shared that the Men's Member guest event was great. In season rates begin November 1, 2025. No show and cancellation policy also comes into effect too. Budget meeting is 11/4 at 4:00pm. Driving range project turned out great.

11. Golf member comments (related to Agenda items only, 3-minute limit). None.

12. Member online questions: None

13. Adjournment: T. Casey put forth a motion to adjourn at 5:09pm, Second: R. Jackson. Meeting adjourned.


DONNA JIMENEZ
11/18/2025