



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, May 27, 2025
Time of meeting: 4:00pm- Call to order

1. **Call to order:** M. Klosterman, Vice President, 4pm
2. **Certification of Quorum:** D. Jimenez, Secretary,
3. **Proof of Notice:** S. Coulls, GM, Troon Management

Attendees: T. Casey, President- absent
M. Klosterman, Vice President
R. Pacheco, Treasurer
D. Jimenez, Secretary
R. Donatuti, Director- via zoom
N. Oliver, Director- via zoom
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, April 21, 2025, Regular Board meeting:**
To approve April 21, 2025, Regular Board meeting minutes:
Motion: D. Jimenez
Second: Mark Klosterman
Passed: 5-1

In favor: M. Klosterman, D. Jimenez, R. Pacheco, N. Oliver, R. Donatuti,
Opposed: R. Jackson (T. Casey absent)

5. **Presidents report:** T. Casey was not present for the meeting. M. Klosterman opened the meeting with an update of the regrassing of the driving range and putting green. He read an email from Gabby Kreller, Membership and Lifestyle Director thanking everyone for their donations for the Folds of Honor Charity event, the time dedicated to creating such a great Event and thanked the community and hopes we can do these events in the future. It was shared that we raised \$38,860 at this Event.
6. **Treasurers report:** R. Pacheco shared the revenues for the month of April which resulted in a \$63,988 net operating gain before depreciation. Golf rounds were 199 above budget for the month of April. YTD total revenues are under budget at \$48k. Expenses are \$211k under budget YTD due to some vacancies and some equipment that has not been delivered. He stated we are in a strong financial position. *A copy of the Treasurers report will be posted on our website.*
7. **Standing Committee reports:**

Treasurer's report: R. Pacheco provided an audit update and that our Auditors, Nathan Phillips, and their team were in-house, and the audit should be completed in the next 2-3 weeks and hopefully we will have a draft tax return at that time. The carryover from 2024 to 2025 when the budget was prepared was estimated at \$236k and the draft tax return will provide us with a better number at that time.

Green's Committee: R. Donatuti stated that the Committee has met twice. There will be motions provided later in the meeting. He further shared that the Committee is working on goals for the year and will submit them to the Board after their next Committee meeting.

Governance: R. Jackson advised that the Committee met on 5/6. No immediate action to be taken on the governing documents but they are working on joint enforcement, and our CAM will be reviewing if there are any templates for joint enforcement from other bundled communities. The next meeting will be on July 15th.

Communications: R. Jackson advised that there was an issue with the system, and he did not receive member emails but that this had now been corrected. He advised that there have been some member designation requests, and we are waiting for an audit to be completed and then sent to the Board to address a policy. He stated that the Golf language is different than the HOA's in our governing documents. Simon shared that the audit should be completed next week.

SLRP: Norm advised that the Committee met on 5/8, and their focus was the usage of the excess 70-604 funds. The Greens and GOC brought a list of projects for consideration, and this will be brought back to the Board for consideration. The focus will be to review capital plan for 2025 once the Capital Reserve study has been completed and accepted. R. Pacheco advised the Capital Reserve study should be completed by the end of this week. R. Jackson asked the status of the new range targets and JP Shepard advised that they are still working with one vendor currently but are trying to find some other options and that we are partnering with Vasari to see if we can reduce the overall cost.

GOC: M. Klosterman advised that the update for this Committee is tied to the motions that will be discussed in this meeting today.

8. Old Business: a. None.

9. New Business:

a. GOC Motion- 2025/2026 Golf Event Calendar:

M. Klosterman: To approve the 2025-2026 Season Golf calendar and Events (pending approval by the HOA Board)

Second: D. Jimenez

M. Klosterman then shared the highlights of the changes made to the calendar from the previous year and the reasons why they were made. There was a robust discussion amongst the Board primarily around Ladies Day and moving Men's Day to Tuesday afternoon by the Board.

A roll call vote was taken - D. Jimenez: Nay, B. Pacheco: Nay, B. Jackson: Aye, R. Donatuti: Nay, M. Klosterman: Aye, N. Oliver: Aye.

D. Jimenez then asked if we want to put a revised motion to approve the calendar today and pull-out Ladies and Men's Day so that the calendar can be turned over to the HOA, they can move forward to see what it looks like and at the end of June come back to the Board around Ladies and Men's Day. Bob Jackson stated that a Special meeting could also be called when Tom Casey is available.

revised motion: D. Jimenez:

To approve the calendar for the 2025/2026 season removing Men's and Ladies Day until the GOC and Troon Management has the opportunity to evaluate this again and come back with a recommendation at the next Board meeting.

Second: R. Pacheco

Roll call vote: R. Jackson: Nay, R. Pacheco: Aye, D. Jimenez: Aye, N. Oliver: Aye, R. Donatuti: Aye, M. Klosterman: Nay
Motion passed: 4-2

b. GOC Motion: Unaccompanied Guest policy:

motion:

M. Klosterman: To allow golf members to book unaccompanied guest tee times (May 1-October 31st) utilizing the same booking policies that apply to social members. The guests would be charged a fee equivalent to the current social member rate. The tee time request must be made by the golf member, and the guest must be residing at the golf members' residence of record at the time of the request. In the event the guest does not pay the appropriate golf fee at time of check-in, the golf member's account will be automatically billed the amount.

Second: R. Jackson

There was a lengthy discussion by the Board.

Roll call vote: D. Jimenez: Nay, R. Pacheco: Nay, N. Oliver: Nay, R. Donatuti: Nay, R. Jackson: Aye, M. Klosterman: Aye

c. GOC Motion: In Season Guest Policy:

motion:

M. Klosterman: To allow golf members to book tee times with guests before 11:00am between January and April. The tee times must be booked by calling the professional shop within 24 hours of the tee time. Example: Can call for a

9:00am tee time so no earlier than 9:00am the day prior. Approval of the motion would result in the amendment added to the Golf Guide.

Second: R. Jackson

There was a discussion amongst the Board regarding this motion.

Roll call vote: D. Jimenez: Aye, R. Pacheco: Aye, R. Jackson: Aye, N. Oliver: Aye, R. Donatuti: Aye, M. Klosterman: Aye
Motion passed unanimously.

d. Greens Committee Motion: Driving range mats.

R. Donatuti: Approve funding and contract proposal presented by Turf Hound Performance Surfaces for the installation of 24- 5'9" Golf line panels (hitting mats)

NOTE: It was not stated in the actual motion but in the motion document it stated that the "Contract amount \$37,446 and not to exceed \$40k from reserve funds."

Second: R. Pacheco

e. Greens Committee Motion: Redecking of 8 Bridges.

Motion:

R. Donatuti: Approve Artistic Structure, Inc. contract proposal and funding for Bridge Deck and Curb Replacement (Double Deck Option)

Second: N. Oliver:


NOTE: It was not stated in the actual motion but in the motion document it stated that the "Contract amount \$108,940 not to exceed \$120k from capital reserves."

10: Management report: S. Coulls reiterated what was stated earlier in the meeting regarding the Folds of Honor event. It was humbling to see the community come together and donate money to that cause. It was a wonderful day and he thanked D. Fisher and M. Klosterman as well as the Board of Directors. He provided an update on the putting green and driving range that we are on schedule and within budget and that with the motions passed today for the mats and redecking of bridges this will be an outstanding improvement for the members. The team is gearing up to do budgets. He then shared we have been nominated to be a Distinguished Club of America and that 3% of the Clubs in the United States get to be in that program. Simon accepted the nomination, and the initial interview took place. The Distinguished Club BOD's will visit in October and will interview our staff, both Board Presidents and possibly some members. The designation is reviewed annually and getting in is one thing but staying in that position is extremely important.

11: Golf Member Comments (related to Agenda items only) Members asked questions and were responded to.

12: Member online questions: There were no additional online questions other than what R. Jackson mentioned earlier.

13: Adjournment: Motion to adjourn: M. Klosterman. Second: R. Jackson. Meeting adjourned at 5:59pm


DONNA JIMENEZ
6/24/2025