



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

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

**Date of meeting:** Tuesday, January 30, 2024  
**Time of meeting:** 4:00pm

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

**Attendees:** T. Casey, President  
P. Hanson, Vice President  
D. Jimenez, Secretary  
M. Klosterman, Treasurer- absent  
N. Oliver, Director-  
R. Winter, Director  
R. Jackson, Director  
JP Shepard, Head Professional  
R. Woods, Troon Property Controller  
J. Ellis, Golf course Superintendent

4. **Approval of meeting minutes:**  
Motion: To approve the Special board meeting minutes of December 18, 2023  
Motion: D. Jimenez  
Seconded: R. Winter  
Approved: 6-0  
In favor: T. Casey, D. Jimenez, P. Hanson, R. Winter, N. Oliver, R. Jackson  
M. Klosterman, absent

**Motion: To approve the Regular board meeting minutes of December 19, 2023**

**Motion: D. Jimenez**

**Seconded: T. Casey**

**Approved: 6-0**

**In favor: T. Casey, D. Jimenez, P. Hanson, R. Winter, R. Jackson, N. Oliver  
M. Klosterman, absent**

5. **President's report: T. Casey welcomed the members back, provided an overview of the 5 Events held to date. He advised that there have been some serious Chelsea violations, and that D. Jimenez would present them later in the meeting. There are 22 properties late on their assessment fees and a letter will be sent to the members on 2/10/2024 regarding collection. The Board will hold a town hall for the members on Tuesday, February 27<sup>th</sup>, 2024, at 3pm with the regular board meeting to follow at 4:00pm. The annual meeting is scheduled for Tuesday, March 26, 2024, and any members that would like to run for the Board need to provide their intent to run by February 9<sup>th</sup>, 2024. There will be a meet the candidates on March 11, 2024.**
6. **70-604 discussion – Nathan Phillips, Auditor with Phillips Feldman Group. N. Phillips took the Board and membership through 70-604 IRS ruling explaining that it is a tax ruling providing HOA's, including Golf, alternatives to taxation of excess member income. There are 3 options to this IRS tax ruling and N. Phillips and J. Gibbons presented those options. J. Gibbons shared that the Finance committee agreed to refund the 2022 excess member income of \$538,075.00 or \$621.33 and a check will be issued to our members in the first quarter of 2024. He further shared that the 2023 excess member income estimate is \$665k but the exact amount will not be finalized until taxes have been filed. Note, resale capital contributions and interest income from our investments are not included in the excess income estimate for 2023 and will be applied to Capital reserve funds, therefore, only \$233k may be applied to the list of projects. He advised that these monies must be used within one year and that a list of projects in our strategic plan has been submitted to Phillips Feldman Group to obtain their approval and that these monies must be spent in 2024 or we will pay taxes of 26.5% on any unspent monies. These projects will be shared at the February board meeting.**
7. **Treasurer's report: M. Klosterman was absent, so the GM provided an overview of the December financials and advised that due to the weather rounds of golf were affected for January. The Treasurer's report will be posted on our website.**
8. **Standing Committee reports:  
GOC: R. Winter advised that the NY bash had 128 participants this year but was rained out although the dinner was held that evening. Through January 29, it is estimated that we will be down approximately 300 rounds vs. the budget for January. A discussion was held regarding Interclub, and he shared that BN is in 2<sup>nd</sup> place right now. He advised that 36 members signed up to play and of the 36, following Monday's 5<sup>th</sup> match, 5 members**

will not have played to date. R. Jackson shared that he has a problem with the selection process. He further advised that BN golf course is used for Interclub three times, and everyone should play at least once before anyone plays twice.

Greens: N. Oliver shared that the current golf course conditions continue to be an extreme challenge related to the weather that we have been experiencing. He reminded our members to repair their ball marks and divots properly.

Governance: D. Jimenez: no update

Communications: P. Hanson shared that the functionality of our website is under review. A open house for our members was held last week with IT/HOA to educate them on how to use our website App and they will be looking into holding this once a month.

9. Old business: None

10. New business:

- a. Motion- Golf Club Excess member income 2022: T. Casey advised that after consultation with our CPA audit firm, the Finance committee is recommending under tax ruling 70-604 to refund \$538,075.00.

Motion: For the BODs to refund the 2022 excess member income of \$538,075.00 (\$621.33 per door)

Motion: T. Casey

Seconded: R. Jackson

Approved: 6-0

In favor: T. Casey, P. Hanson, D. Jimenez, R. Winter, N. Oliver, R. Jackson

Absent: M. Klosterman

- b. Motion: Compliance issue

Motion: to suspend Member XXXA for 30 days, for violating the BNGC rules and policies as follows: Failure to adhere to our Golf carts restrictions of 2 players, 2 golf bags per cart, disregarding instructions y the golf club staff that member could not go out with 6 people in wo carts Disrespectful behavior towards the golf club staff, Chelsea violation for each member of the group not receiving their points and theft of service.

Motion: D. Jimenez

Seconded: T. Casey

Approved 6-0

In favor: T. Casey, P. Hanson, D. Jimenez, R. Winter, N. Oliver, R. Jackson

Absent: M. Klosterman

**Motion: to suspend Member XXXB for 30 days for submitting a guest to a member booking and playing at 7:38am when guests are not allowed to play Jan-April before 11:00am**

**Motion: D. Jimenez  
Seconded: P. Hanson  
Approved: 6-0**

**In favor: T. Casey, P. Hanson, D. Jimenez, R. Winter, N. Oliver, R. Jackson  
Absent: M. Klosterman**

**Motion: to suspend Member XXXC for 30 days for a tee time booking using a member's spouse# and allocating guests to spouse who had zero Chelsea points. This increased the ability to obtain a favorable tee time. This is a violation of our golf rules and policies.**

**Motion: D. Jimenez  
Seconded: R. Winter  
Approved: 5-1**

**In favor: T. Casey, P. Hanson, D. Jimenez, R. Winter, N. Oliver  
Opposed: R. Jackson  
Absent: M. Klosterman**

**R. Jackson stated that he would agree to a 14-day suspension as the member should have notified the pro shop that his spouse would not be playing. He further stated that the member did send a letter to the Board advising him that his spouse woke up ill and was unable to play with her cousins.**

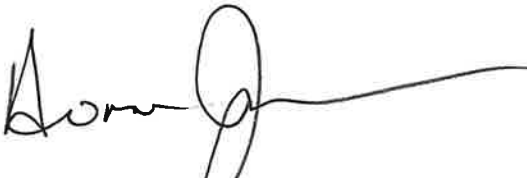
**11. Management reports: The GM shared that the gate house window was received and will be installed in the next 10-14 days. He advised an Assistant GM was recently hired and they will be introduced to the membership end of February. The Lifestyle position is still open, and recruitment continues.**

**12. Member questions: the floor was opened for member questions and answered.**

**13. Member online questions: P. Hanson read online questions and they were answered.**

**14. Adjournment:**

**Motion: T. Casey  
Seconded: R. Winter  
Meeting adjourned at 5:56pm**

  
DONNA Jimenez  
2/28/2024