



**BOARD OF DIRECTORS SPECIAL 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:** October 30, 2024

**Time of meeting:** 4:00 p.m.

- 1. Call to Order:** Rich Donatuti, President on October 30, 2024 at 4:02 p.m.
- 2. Certification of Quorum:** Robert Jackson, Secretary
- 3. Proof of Notice:** S. Coulls, GM, Troon Management

**Attendees:** R. Donatuti, President  
P. Hanson, Vice President  
R. Jackson, Secretary  
N. Oliver, Treasurer (Via Telephone)  
D. Jimenez, Director  
R. Winter, Director  
T. Casey, Director  
S. Coulls, GM, Troon Management  
W. Weber-Brunson, Troon Management  
J.P. Shepherd, Head Golf Professional

**4. President's Report:**

R. Donatuti summarized the motions being considered by the Board today, including a request that the golf membership approve the use of Capital Reserve funds for the expansion of the putting green and re-grassing of the driving range, and approve the swap of the western portion of the existing putting green for the Events Area space to the west of the driving range. R. Donatuti also stated that there will be no special assessment for these projects because the anticipated level of Capital Reserves at the

end of 2025 (and if the above projects take place) will still exceed by about \$700,000 the amount of Capital Reserves to be in place by the end of 2025 according to the most recent Capital Reserve Study.

5. Old Business:

Budget Meeting Change in Date and Time

GM Simon Coulls stated that the next Finance Committee meeting, at which the draft 2025 budget will be discussed, will take place on Friday, November 1 at 2:00 p.m. The Board's Budget Workshop will take place on Wednesday, November 13 at 4:00 p.m. The Board's meeting to consider approving the proposed 2025 budget will take place on Tuesday, November 19 at 3:00 p.m. followed by the Regular Board meeting at 4:00 p.m.

6. New Business

A. Motion -- Special Events Agreement

R. Winter made the following motion: "To approve dissolving the Special Events area agreement entered by the BNGC and MHOA Boards based on all of the following contingencies being met:

1. BNGC Board and BNMHA Boards as well as both memberships must approve the land transfer wherein the BNGC provides a portion of the western area of the existing putting green to allow construction of Bocce courts only and the BNHOA transfers the Events space to BNGC. The transfer of this land is based on only bocce being constructed on the western side of the existing putting green.
2. BNGC Board unanimously approves the cost of using Capital reserve funding for expansion of the putting green and regrassing of the driving range not to exceed \$425k.
3. BNGC membership approves the cost and expansion of the putting green/regrassing of the driving range at a cost not to exceed \$425k.
4. BNHOA Board and membership approves the cost and construction of Bocce courts only on the current putting green western area."

The motion was seconded by D. Jimenez. T. Casey questioned why we need to pass any such motion at this time because it has so many contingencies in it and comes before any other actions take place.

R. Jackson asked if the level of Capital Reserves at the end of 2025, if these expenditures are made as well as other capital projects are completed in 2025, will still exceed the expected level of Capital Reserves at the end of 2025. R. Donatuti stated "Yes" and by about \$700,000. R. Jackson explained that a summary of the

various motions and actions that are being proposed today, is as follows: This Board must unanimously approve using Capital Reserve funds for these two projects; If the Board does so, our membership will be asked to vote to use Capital Reserve funds for these projects; If the membership approves, the membership will be asked to approve transferring the western portion of the existing putting green to the BNHOA in exchange for the Events Area land. If the golf membership does not agree to use Capital Reserve funds for these projects, then the existing putting green will not be expanded and there will be no land transaction with the BNHOA – because BNGC cannot be left with a practice putting green smaller than the current one.

R. Jackson then stated that this current motion puts the cart before the horse and is wholly unnecessary. If the various events take place as anticipated by the BNGC Board and membership, and by the BNHOA Board and its membership, the net result will be that BNGC will own the Events Area and the Events Area Agreement can be addressed at that time. In no way should we jeopardize in any way, directly or indirectly, the right of BNGC to use the Events Area.

After much discussion among the Board members, T. Casey suggested that the pending motion be tabled. R. Winter agreed to table the motion, and the Board voted unanimously to table the motion.

**B. Motion – Putting Green Expansion and Re-Grass of Driving Range**

R. Winter made the following motion: “To approve the putting green practice area expansion from approximately 6500 square feet to approximately 16,5000 square feet. Upon Board approval, this material alteration based on section 7.3 of our Declaration of Covenants, Conditions, and restrictions will require a membership vote for their approval. Cost not to exceed \$425k – No special assessment required from our membership.” The motion was seconded by P. Hanson.

T. Casey moved to amend this motion to state that any land transaction with the BNHOA is contingent on this motion seeking to use Capital Reserve funds for the expansion of the putting green and the re-grassing of the driving range being passed and later approved by the BNGC membership. D. Jimenez seconded the motion to amend. The motion to amend was approved unanimously.

After discussion, the amended motion was passed unanimously.

**C. Motion – Capital Reserves for Putting Green Expansion and Re-Grass of Driving Range**

N. Oliver made the following motion: “To approve the use of Capital Reserve funds to expand the practice putting green and the re-grassing of the driving range, at a cost

not to exceed \$425,000. Upon Board approval, this will also require member approval through a vote.” The motion was seconded by R. Winter.

After discussion, this motion passed unanimously.

**D. Motion – EZVote**

P. Hanson made the following motion: “To approve the language of the attached EZVote Ballot regarding (1) using Capital Reserve funds to expand the practice putting green and to re-grass the driving range, and (2) to approve the land transaction with the BNHOA regarding the western side of the putting green (for bocce ball courts) and the Events Space.” D. Jimenez seconded the motion.

The proposed EZ Vote Ballot is as follows:

**“Proposal #1: Approval to use Capital Reserve Funds for the Expansion of the Putting Green and Regrassing of the Driving Range**

The Bonita National Golf Board of Directors recommends that you approve the expansion of the putting green and the regrassing of the driving range using capital reserve funds at a cost not to exceed \$425,000. The existing putting green is approximately 6500 sq. ft. and would be expanded to approximately 16,500 sq. ft., together with the relocation and expansion of the cart path. A drawing showing the proposed expansion is attached.

No special assessment will be required as funding would come from our capital reserves, and our capital reserve funds at the end of 2025 after incurring this expense will still exceed the levels expected at the end of 2025.

**Proposal #2: Transfer of Land for Bocce Ball Courts in Exchange for Events Space Land**

The Bonita National Golf Board of Directors recommends that you approve transfer of the ownership of the western portion of the current putting green from BNGC to the BNHOA in exchange for transfer to BNGC of the Events Space land located south of the Clubhouse. The Golf Board of Directors approved this transfer at a recent meeting, subject to golf member approval.

The attached drawings outline the current putting green, the land subject to this transfer, and the Events Space that BNGC will be acquiring.

No special assessment of our golf members will be required to proceed with this land transaction.

**This land transfer will not occur if the BNHOA members do not approve the construction of the bocce ball courts by the putting green, and this land transfer will not occur if the putting green expansion funding through capital reserves is not approved by the golf members, as is recommended in Proposal #1, above.”**

**R. Jackson stated that, if this motion is passed, it demonstrates this Board’s approval of the motion, the language of the EZVote ballots, and the contingencies set forth in the motion and ballots.**

**T. Casey moved to amend the motion to indicate that the work will take approximately 90 days to complete. D. Jimenez seconded that motion. The motion to amend was passed unanimously, and the motion, as amended, was passed unanimously.**

**R. Donatuti and D. Jimenez encouraged all golf members who have not signed up to vote electronically to do so as soon as possible.**

**E. Veterans Day Charity Golf Event**

**P. Hanson stated that there is a November 10 breakfast honoring our Veterans in the Clubhouse and, on November 11, there will be a Veteran’s Day golf scramble in honor of our Veterans. P. Hanson stated that one of our Veterans at BN, Danny Fisher, asked for approval to raise funds for American Legion Post 330 in Bonita Springs. The Post has long provided a place where Veterans can go with other Veterans who share similar life experiences and needs, and the American Legion provides programs, services, and advocacy for those who have served in the U.S. Armed Services. After being closed in 2022 by Hurricane Ian, Post 330 has rebuilt, and will reopen on November 11, and will then resume providing services to its members. Post 300 would be grateful for any donations that are made to it.**

**The Board unanimously supports Danny Fisher’s efforts to raise funds for Post 330 on November 10-11.**

**The Board then discussed having a set of policies and procedures in place for BNGC to accept and approve charitable giving requests. Ray Dempsey indicated that the BNHOA has such policies and procedures in place, and a small group of BN members are making efforts to establish a charitable giving foundation. R. Donatuti and P. Hanson requested the Golf Operations Committee to look into recommending to the Board policies and procedures for BNGC sponsorship of charitable giving requests.**

**7. Management Report: None**

**8. Golf Member Comments:**

**BNHOA President Kristi Wadhams stated that the BNHOA will be paying for the required land survey regarding the proposed land transaction between the BNGC and the BNHOA, discussed above.**

**9. Member Online Questions: None**

**Adjournment: P. Hanson made a motion to adjourn; seconded by R. Donatuti. The motion passed unanimously at 5:29 p.m.**

*Approved 11/19/2024*

*Robert Jackson, Secretary*