



**BOARD OF DIRECTORS ROUND TABLE MEETING MINUTES  
BONITA NATIONAL GOLF CLUB, INC.**

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

**Date of meeting:** July 23, 2024

**Time of meeting:** 2:00 p.m.

1. **Call to Order:** R. Donatuti, President on July 23, 2024 at 2:00 p.m.
2. **Certification of Quorum:** R. Jackson, Secretary.
3. **Proof of Notice:** S. Coulls, Interim GM, Troon Management

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

4. **New Business:**

R. Donatuti stated that the purpose of these Round Table meetings of the Golf Board is to have a working session of the Board to discuss various topics and gather the views of the various Board members, and golf members, on those topics.

**A. Member Survey Comments – Liaisons.**

**Peggy Hanson – Golf Operations Committee.** 18 items were to be discussed at the GOC based on member comments in the survey. The GOC has not yet addressed these items but will give a report on them at our September Regular Meeting.

**Bob Winter – Greens Committee.** The vast majority of survey comments were complimentary of the golf course and its condition. There were three areas of concern. First, the length of the fairways. Some members thought the fairways are too short; some felt the opposite. Jason Ellis will take the comments into account but there will likely be no changes in the grass length in the fairways. Second, some complained that the putting greens were inconsistent in speed. Jason Ellis aims to have them roll at 10.3 to 10.5 on the stimp meter, and will aim to get them at about 10.5. Third, some people believe the bunkers need more sand; some believe they are too fluffy. Sand was added to some bunkers and Jason will monitor the bunkers to try to ensure uniformity.

**Norm Oliver – Finance Committee.** Norm has not yet addressed with the Finance Committee the question as to whether the transfer fees charged by BNGC are appropriate.

**Donna Jimenez – Governance/Compliance Committee.** There were no comments for this Committee. It is addressing the idea of having a joint enforcement agreement with the HOA and will be meeting on July 29 and then will report to the Board at the September Regular Meeting. Any amendment of the Bylaws will require a member vote. R. Jackson requested that, if we plan to propose amendments to the golf Declaration of Covenants or Bylaws, we should establish a new subcommittee to analyze any proposed changes, we should solicit golf members to be on that subcommittee, we should have one or more Town Hall meetings to discuss the proposed changes and solicit member input, and only after we receive and consider all member comments should we request a member vote.

D. Jimenez stated that there were a number of member comments in the survey about the Board and its actions. R. Donatuti summarized some of those comments. R. Jackson highlighted additional survey comments, including that “we need to get rid of the good old boys club that has controlled the board” and “small groups are trying to steer the club to suit their needs” and “the inside group on the board is self-serving.” The Board will review and discuss all such Board-related comments and respond at the September Regular Meeting.

T. Casey requested that all Golf Board members be provided with all survey comments, not just those relating to golf issues. Simon agreed to do so.

**B. Men's/Ladies' Day Idea.**

**P. Hanson stated that increasing participation in these events is a priority for the GOC and they want to increase the prize pot for members and food revenue. P. Hanson stated that the GOC is considering assessing only .5 Chelsea points to those who play in Men's and Ladies' Day. J. P. added that the pro shop will plan for more "pick your partner" or "pick your team" events in order to enhance these events and have a robust league. Last year, the season-long point system resulted in over \$4,000 being paid out to participants. This year, he would like to add a skin's game (net and gross). John Prior (via telephone) stated that the GOC had contacted other bundled golf communities and about half charge a Chelsea point and about half do not. He suggested that we should try this .5 point reduction for the month of January. He stated that the GOC did not get much cooperation from F&B last year on pairing these events with a lunch package, but he is hopeful to be able to do so this year.**

**R. Jackson opposed any reduction in Chelsea points for Men's or Ladies' Day. A Chelsea point has been charged for play in those events since 2021. In August, 2022, the Board made a decision to charge a Chelsea point every time a member plays golf (with very few exceptions) because that is the fairest way to ensure equal access for all members to their golf course. The crush of members present during the January – April time frame makes access to tee times crucial for all members. In June, 2023 the Board sent a survey to all members asking for their input on a variety of related topics. 57.5% of the respondents stated that a point should be assessed for playing in Men's Day and Ladies' Day; 35% disagreed. 52.6% of the members also stated that a Chelsea point should be assigned for play in BNGC tournaments; 40.6% disagreed. 50.9% stated that a Chelsea point should be assessed when playing in plaque events; 40.6% disagreed. 58.7% stated that they would stay for lunch if a specially planned lunch was offered; 13.9% disagreed. And 58.1% stated that a Chelsea point should not be assigned for guests in member-guest events; 35.6% disagreed. Relying on those survey results, the Board removed the Chelsea point for guests in member-guest events.**

**R. Jackson stated that the purpose of Men's and Ladies' Day is to foster the mingling of members and socialization, and many choose to play in these events, but others do not do so. In any event, these events are available to all members regardless of the number of Chelsea points they have and BNGC is not losing any revenues because the tee sheets are full on Tuesday and Wednesdays in the busiest season. In short, R, Jackson stated that there is no good reason to reverse our policy. In fact, this request is worse than the motion made by the GOC last year to not charge a Chelsea point on one Men's and Ladies' Day per month – that motion was rejected 7-0 by the Board.**

**T. Casey stated that in 2019 the Board began charging a Chelsea point for Men's and Ladies' Day to try to cut down on the overflow list for these events. We surveyed the members a little over a year ago, and they gave us their opinion and he pledged to**

abide by the survey results. Those results clearly state that our members believe that a Chelsea point should be charged.

R. Winter stated that the Board made a radical change by charging Chelsea points for all play, but we have not suffered a reduced turnout for our events, with the exception of Men's and Ladies' Day. He stated that Men's and Ladies' Day events allow for new members, and transfer members, to play with different people and he did so when he rented at BN. He also stated that the Board candidates (including him) promised that they would not change the Chelsea system and we should not do that. Nevertheless, he stated that it wouldn't hurt to try the point reduction for a month.

D. Jimenez stated that she has heard that most of the men have established groups that they like to play with and J. P. agreed. D. Jimenez also stated that the LGA is very organized and has good participation. J. P. agreed and suggested that the men at BNGC should consider forming an MGA similar to the LGA. J.P. also stated that some clubs charge a Chelsea point for Men's Day and some do not. N. Oliver stated that, in Canada, they make the men's league a team competition. Chris Trout stated that he has run some financial analyses regarding the impact of charging .5 points versus 1 point for Men's and Ladies' Day, and it would not have much impact on available tee times. He offered to analyze the data for the Board if requested.

Mark Klosterman stated that, after points were assessed for virtually all play, the members were sent a survey and overwhelmingly supported the assessment of a point for Men's and Ladies' Day. We should listen to our members. B. Winter stated that it was only a survey, and not a member vote.

C. Course Improvement Updates.

R. Winter gave the following update on the status of course improvements and the anticipated completion dates:

- The bunker work on Hole 1 will be completed by August 9.
- The removal of the cart path on Hole 4 by August 23.
- The removal of the cart path on Hole 5 by August 30.
- The removal of the cart path on Hole 6 by September 6.
- The removal of the cart path on Hole 7 by September 13.
- The work on Hole 8 has been completed.
- The removal of the cart path on Hole 16 by August 16.
- The green tee boxes will be in place by September 13.
- The short game area work will be completed by August 1 but not usable until November 1.

- The re-seeding/re-grassing of the driving range will not take place until May, 2025.

Director Jimenez stated that BNGC will have to pay more tax on the 2023 excess member income since not all of the approved projects will be completed in 2024. N. Oliver acknowledged that, but stated that we will spend some of that money on additional projects. R. Jackson requested that the entire Board be provided with the list of such projects, the cost of each, the related bids or quotes, etc. This topic will be discussed further at the Regular Meeting.

**D. GM Search.**

R. Donatuti stated that Simon Coulls has done a great job as the Interim GM. R. Jackson suggested that Troon personnel leave the meeting during this segment and all Troon personnel except Wendy Weber-Brunson left the meeting.

R. Jackson stated that, as the Board discussed at its June 25, 2024 Regular Meeting, we are changing the process that BNGC undertakes to select a GM for golf, given the fact that the last two GMs did not work out. All indications are that Simon Coulls would be a great GM for BNGC. We have received resumes from Joe Langford of Troon and will be interviewing Simon and another candidate on July 25 and should have a recommendation soon thereafter.

**5. Member Online Questions.**

There were no member online questions.

**Adjournment:** R. Donatuti made a motion to adjourn; seconded by R. Jackson. The motion passed unanimously at 4:09 p.m.

*Approved 9/24/24*

*Robert Jackson, Secretary*