



**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: September 24, 2024

Time of meeting: 2:30 p.m.

1. **Call to Order:** R. Donatuti, President on September 24, 2024 at 2:32 p.m.
2. **Certification of Quorum:** R. Jackson, Secretary.
3. **Proof of Notice:** S. Coulls, 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, GM, Troon Management
J.P. Shepherd, Head Golf Professional
J. Ellis, Golf Superintendent

4. **New Business:**

A. **Governance.**

D. Jimenez stated that the Governance/Compliance Committee has devoted a great deal of effort to potential changes to the BNGC Declarations and ByLaws. Jaime Fisher stated that the HOA's adoption of a Joint Enforcement provision in the HOA ByLaws triggered the need for BNGC to consider a similar provision and, at the same time,

determine if any additional changes should be suggested to the Declarations and ByLaws. Annette Bellisimo stated that the Committee's goal in this process is to simplify various provisions and do so in a transparent fashion. Annette, together with a PowerPoint presentation, set forth the potential Joint Enforcement provision as well as a number of additional, proposed changes, including to update the address for BNGC, reduce the quorum requirement from 30% to 20%, allow meeting notice to Directors to be given by email and facsimile (removing telephone and telegram), and other, proposed changes.

D. Jimenez stated that the attorney for BNGC will be meeting with the Committee on October 8 to review and discuss all of the proposed changes, and then another Town Hall with all golf members will be held in October to discuss the proposed changes and, thereafter, the Board will be asked to approve the proposed changes. After approval by the Board, the golf membership will need to vote on whether to approve the proposed changes.

P. Hanson asked how the proposed Joint Enforcement provision would work in practice and whether it would be automatically triggered if a member were disciplined by the HOA. D. Jimenez stated that it would not be automatically triggered. The Board would need to assess any discipline against a member, and the adoption of a Joint Enforcement provision would allow the Board to do so. If this provision is adopted by the membership, the HOA and BNGC Boards will need to agree to a joint policy setting forth the mechanics of how it will work in practice.

R. Jackson stated that some of the proposed changes are similar to proposed changes to the HOA Declarations/ByLaws that were rejected by the HOA members, including the proposed reduction in the quorum percentage and the reduction in the percentage vote need to make expenditures over \$1,000,000. R. Jackson also objected to the proposed revision that would eliminate the Secretary's ability to call a Special Meeting, the proposed changes to Sections 4.5 and 4.6 of the ByLaws, and additional matters. D. Jimenez stated that the Committee will look into the concerns raised by R. Jackson.

B. Community Master Plan/Bocce/Practice Putting.

R. Donatuti stated that this Board is in discussions with the HOA Board regarding a potential land transaction involving the area where the HOA envisions that bocce ball courts could be located. He will keep the membership updated on the progress of those discussions.

R. Winter stated that the Greens Committee anticipates receiving bids from contractors by October 7 regarding proposed revisions to the putting green area. The green will be approximately 2.5 times larger and the expense will be paid from capital reserves and not through an assessment. R. Winter anticipates discussing the bids at

the October 17 budget workshop and then at the Town Hall with the membership on October 22. If the Board approves the selected bid at its regular meeting on October 22, the membership will then be asked to approve the project. If approved, the putting green will be closed beginning on April 29, 2025 for approximately 90 days, during which golfers can use the putting green in the short game practice area. The putting green project, if approved by the membership, will take place regardless whether the HOA membership approves a land transaction regarding the area where bocce ball courts are envisioned.

R. Jackson thanked the membership for their patience during all of the inconvenience caused by the projects that have been taking place in 2024, including the shortened Hole 6 and Hole 7. R. Winter stated that any work in the putting green area and re-grassing of the driving range will be coordinated with any work being done by the HOA in an attempt to minimize inconvenience to golfers.

C. Chelsea 30 Day Point Rollover.

J.P. Shepherd stated that he and 4 members of the Golf Operations Committee participated in a Zoom call with Chelsea representative Theresa Burgess to discuss how Chelsea works and potential improvements to how BNGC implements it. Theresa oversees the Chelsea system at many clubs and hundreds of clubs use the Chelsea system. Theresa recommends that BNGC change to a 30-day point reset (rather than the 14 days we currently use) to more equitably allocate tee times among the membership. It will not, however, reduce the number of members on overflow. She also recommends a point reset on January 1 of each year, so that all members will be on the same Chelsea footing as of January 1.

R. Winter stated that he has conducted some research and none of the 7 clubs he surveyed use a 30-day point reset. He recommends that we use a 14-day reset (5 days before the play date and 9 days after) as that is what is reflected at one place on our website. We have been using a 19-day reset (5 days before play and 14 days after play), which is also consistent with other statements on our website.

D. Men's Interclub.

The GOC will be implementing a new, qualifying format for the Men's Interclub this year, with the goal being to be as competitive as possible. John Prior and Dr. Lampl will co-chair the Men's Interclub. They will run a Stableford format qualifying period from October 1 – January 15, 2025 and allow members with an FSGA qualifying handicap to play up to two qualifying rounds (with at least two witnesses) for \$10 each round. The 24 members with the best score compared to their handicap (the FSGA looks at the lowest handicap in the past 12 months) will be selected to play in the Men's Interclub and will each play two times. The \$10 qualifying fee will be used to offset some of the cost of uniforms for team members.

5. Member Online Questions.

There were no member online questions.

Adjournment: R. Donatuti made a motion to adjourn; seconded by D. Jimenez. The motion passed unanimously at 3:58 p.m.

*Approved 10/22/2024
Robert Jackson, Secretary*