



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

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

Date of meeting: Monday, October 23, 2023

Time of meeting: 4:00pm

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

Attendees:

- T. Casey, President
- P. Hanson, Vice President-
- D. Jimenez, Secretary
- M. Klosterman, Treasurer
- N. Oliver, Director- remote- via zoom
- R. Winter, Director
- R. Jackson, Director- remote-via zoom
- P. Serena, GM, Troon Management
- JP Shepard, Head Professional
- R. Woods, Property Controller
- J. Ellis, Superintendent

4. **New business:**
 - a. **Budget workshop**

P. Serena presented the 2024 proposed budget to the Board. Discussion was held. Some of the key highlights below:

- **It was requested that the GOC meet again (11/7) to review Golf rates. Specifically immediate family guest rates being the same as non-golf member rates (social residents at BN) as they are currently the same cost off season. Review cost for Clinics and Lessons for non-golf members (social residents only at BN). GOC will provide**

details to the Finance Committee who will then meet 11/8 to review further and final resolution will be shared with the Board.


- CSA: M. Klosterman will share the current CSA with the Board which is not final until the HOA provides additional details.
- Excess funds for 2023: Finance is still reviewing options and will come back to the Board with recommendation on how to allocate.
- Reviewed key expense drivers and assumptions.
- Discussed projected rounds of golf play and agreement reached by the majority of the Board to remain with reciprocal and PGA pass play for non-golf members off season.
- R. Jackson stated that he felt BNGC could increase revenues in the off season by allowing people in our neighboring communities on Bonnita Beach Road (such as those in Seasons, Valencia Bonita, Bonita Landings, and Village Walk) to play at our golf course for a rate such as the PGY pass rate. The majority of the Board did not agree and felt they should purchase a PGA pass to play here.
- Credit card charges: M. Klosterman to provide a month-by-month breakdown of these charges. While we would like to implement ACH as an option to reduce these fees for 2024, more details and timing are required for full review on how and when we may move forward.
- Transfer fees: Motion will be presented to the Board 10/24/2023 to decide if we will raise them for 2024.
- Projecting a 6% assessment increase (\$159.00/door) and a 15% increase (\$100.00/door) for Capital reserve for 2024.

5. Adjournment:

Motion: T. Casey

Seconded: M. Klosterman

Adjourned: 6:15pm


DONNA JIMENEZ
11/28/2023