



**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, November 28, 2023
Time of meeting: 5:00pm

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

Attendees: T. Casey, President
P. Hanson, Vice President
D. Jimenez, Secretary
M. Klosterman, Treasurer
N. Oliver, Director-
R. Winter, Director
R. Jackson, Director
R. Hohman, Interim GM, Troon Management
JP Shepard, Head Professional
R. Woods, Troon Property Controller
J. Ellis, Golf course Superintendent
H. Dent, Communications Manager

4. Approval of meeting minutes:

Motion: To approve the Special Board meeting budget workshop of October 23, 2023, meeting minutes.

Motion: D. Jimenez
Seconded: M. Klosterman
Approved: 6-1

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

Opposed: R. Jackson

Motion: To approve the Regular Board meeting of October 24, 2023, meeting minutes.

Motion: D. Jimenez

Seconded: P. Hanson

Approved: 6-1

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

Opposed: R. Jackson

Motion: To approve the Special board meeting Town Hall of October 23, 2023, meeting minutes.

Motion: D. Jimenez

Seconded: R. Winter

Approved: 6-1

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

Opposed: R. Jackson

Motion: To approve the Ex. Session, Special board meeting of November 10, 2023, meeting minutes.

Motion: D. Jimenez

Seconded: P. Hanson

Unanimously approved.

5. **President's report:** T. Casey shared the following with our members: November had four golf events to kick off the season and they were well attended by the membership. B. Ewing, GM, started on October 27, 2023, and resigned two weeks later after advising that he did not feel he was a good fit for BN. Troon is committed to finding a new GM and the search continues. R. Hohman has joined us as interim GM. This is his area of expertise, and we are already seeing positive changes. The Board held a budget workshop on October 23 and all board members had an opportunity to comment. Tom thanked P. Serena, R. Woods, JP Shepard, and our Finance committee as well as all committees for their commitment and hard work in putting the budget together. Congratulations to Haley Dent, our communications manager on her recent marriage.
6. **Treasurers report:** M. Klosterman shared that October was a great month. Rounds for October were 5005 vs. a budget of 4458. YTD rounds are at 44,821 vs. a budget of 45,993 with a shortfall of 1172. For November we had 4954 rounds as of yesterday and approximately 300 more rounds due in the next three days to give us an opportunity of 5254 rounds for November against a budget of 4857. December budgeted rounds are 4723 so the projection by the end of the year could be 775 rounds short against the budget. Reciprocal rounds were down 410 and PGA pass down 449. However, JP opened the window for reciprocals to book four days in advance and allowed booking wherever there was an opening in the tee sheet, and we anticipate a 5% increase next

summer. He shared that we increased the rates last year for reciprocals and PGA pass with assumption other clubs would do the same thing, but other clubs did not. JP feels other clubs will increase in 2024. Revenue for October was up \$35k. Revenue YTD is up \$33,500. Merchandise was also up for the month and YTD is up \$59k. Expenses are positive YTD as well as NOI vs. budget. The Treasurers report will be posted on our website for member review.

7. Committee reports:

Finance Committee: M. Klosterman shared that the Finance Committee approved the 2024 budget. The HOA announced they committed to Phillips group to do an extended audit and our Finance committee has also agreed to proceed. He provided an overview of our operating brokerage account and reserve brokerage accounts.

GOC: R. Winter advised we have had a great start to the season. In November, we had 4 events. For the first time we held a Veteran's tournament and had 123 participants, the ladies member had 94 vs. last year of 90, the Men's member had 96 vs. last year in April 120. The turkey shoot out had 58 participants vs. last year we had 75. November rounds to date were 4583 vs. last year at 4591. YTD for 2023, we are at 49,775 rounds vs. last year at 49,109. We are projecting to finish November at 50,213 vs. last year at 49,454. Reciprocals 950 for 2023 vs last year at 1446, Social members 1023 rounds vs. last year at 847, PGA pass, 1301 rounds vs. last year at 1490. Sign up for Men's member guest will open on December 1 to sign up for this March event. There will be 5-9-hole matches, a stag night, dinner, awards ceremony, and great prizes. Only 60 teams will be entered. R. Jackson stated he only recalled our Board approving an 8:00am shotgun on Friday and again on Saturday and that is what the event calendar reflects, and he objects to 27 holes. He asked when this decision was made. M. Kosterman also stated that he did not recall the Board approving this either. T. Casey advised he could not recall if we approved the format or the event. R. Jackson asked if the shoot-out would be another 9 holes and JP advised it would not be another 9 holes and shared the format for the shoot out which would allow for crossovers to take place.

Greens Committee: N. Oliver shared that J. Ellis provided an update last month on the condition of the golf course. He requested our members to repair ball marks. The committee reviewed how we would show where the water is, and it was decided we would add PVC piping in blue and the pipes should be in sometime this week. R. Jackson advised that there had been discussion about adding some type of foliage and inquired as to what the PVC piping would look like. There was a review of the score card changes, and tee placement and they will be reinstalling blocks on some of the tees so that they are accurate. Presentation is delayed on options to review what we may do on hole 13 to increase pace of play. The remaining work on the bulkhead was completed at minimal cost.

Governance Committee: No update.

Communications: P. Hanson advised that the next Tee2Green would be coming out soon. We will be changing the time of our future Board meetings from 5pm to 4pm moving forward and commencing with the December meeting.

8. Old business: None

9. New business:

- a. Event shotgun backfill. R. Winter shared that the committee reviewed shotguns for Men's, Ladies Day and or Events. They are recommending no back filling for these events if there are 72 participants or more. GOC is trying to motivate members to play in Men's/ladies day.

Motion: For all shotgun starts for scheduled Men's Day and Ladies league day events as well as Men's and Ladies tournaments, the tee sheet will not be backfilled provide that a minimum of 72 participants have registered in Chelsea.

Motion: R. Winter

Seconded: D. Jimenez

Failed: 7-0

Some comments regarding the above motion from Board members: T. Casey advised he does not have an opinion one way or the other but felt this could negatively impact the budget we are trying to approve today. M. Klosterman advised that the potential fiscal impact assuming 2200 lost rounds could potentially be \$68k based on 74 members playing and 50 players that no longer could back fill on those dates. JP advised shotguns are maxed out at 124 participants and this could be a potential of 1500-2k less rounds if we did not backfill after 72 players. R. Jackson also shared he felt that the bigger problem is overflow and that some members just don't like to play in events. He asked if the GOC evaluated overflow. He stated that in 2023 we had more rounds, more revenue, and less overflow. N. Oliver advised that he supports Men's Day, but he could not support the cost and timing of this motion.

- b. Governance policy: Annette Bellissimo provided an overview of the new Governance policy. She shared the notable changes that were made, outside counsel review, as well as changes to 720 statutes for appeals hearings.

Motion: To approve the Governance policy distributed to all Board members for their review prior to this meeting.

Motion: D. Jimenez

Seconded: M. Klosterman

Unanimously approved.

- c. Governance Charter: J. Fisher presented the Governance charter.

Motion: To approve the Governance charter distributed to all Board members for their review prior to this meeting.

**Motion: D. Jimenez
Seconded: R. Jackson
Unanimously approved.**

- d. Budget 2024: M. Klosterman and R. Hohman presented the Board and members the 2024 budget. The impact for 2024 assessments will be an increase of 5.8% or \$151.00 per door (\$2765 annually per door), capital reserve will increase \$100.00 per door (\$750 annually per door) as well as all member assessments will be mailed by December 1, 2023.**


Motion: To approve the 2024 Bonita National Golf Budget and schedule of assessments:

**Motion: M. Klosterman
Seconded: R. Jackson
Unanimously approved.**

- 10. Management report: R. Hohman thanked all the staff for their work on the 2024 budget. He advised that while he has only been here two weeks, he can already tell what a beautiful community this is, and he is impressed with the Management team. JP Shepard advised the Season has started out great. He provided an overview of the Veterans Day event, ladies member member, turkey day shoot out.**
- 11. Golf member comments: The floor was open to member questions/comments and responded to.**
- 12. Online questions: There was one member question, and it was responded to.**

13. Adjournment:

**Motion: T. Casey
Seconded: M. Klosterman
Meeting adjourned at 7:20pm**


DONNA Jimenez
12/19/2023