



**BOARD OF DIRECTORS REGULAR 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:** Wednesday, September 27, 2023  
**Time of meeting:** 4:00pm

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

**Attendees:** T. Casey, President  
P. Hanson, Vice President- remote – via zoom  
D. Jimenez, Secretary  
M. Klosterman, Treasurer  
N. Oliver, Director- remote- via zoom  
R. Winter, Director  
R. Jackson, Director  
P. Serena, GM, Troon Management  
JP Shepard, Head Professional

**Approval of meeting minutes:**

**Motion:** To approve the Regular Board meeting minutes of July 25, 2023

**Motion:** D. Jimenez

**Seconded:** T. Casey

**Approved:** 6-1

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

**Opposed:** R. Jackson

**Motion:** To approve the Special Board town hall meeting minutes of July 25, 2023

**Motion:** D. Jimenez

**Seconded:** M. Klosterman

**Approved:** 6-1

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

**Opposed: R. Jackson**

**President's report:** T. Casey shared that our third and final golf course closing was completed in September. The course did need to close this past Tuesday for nematode application which was completed. He shared that in August there was a Special board meeting to review the Employee Holiday '23 fund. This year there will be no opt in or opt out. The Board did approve to contribute \$25k from the NOI to go towards this year's Holiday funding. The budget process has started and has been submitted to the Finance Committee. The board working team of 3 board members has been reviewing the CSA. The second round of interviews for GM candidates has been completed and we are awaiting a signed contract. October will begin season and tournaments and there are three scheduled. The Troon contract is up for renewal June 30th, 2024 and a board working team has been meeting to review this. There is a 90-day notice that must be provided to Troon by April 1, 2024. He shared that Peter will be retiring on October 31 and that there will be a gathering for the membership on October 25, 2023, from 4:30 to 5:30pm to wish Peter well.

**Treasurers report:** M. Klosterman shared that for August we were down 105 rounds mainly due to reciprocal and PGA passes. Year to date we are down 1124 rounds but we are up 60 rounds from 2022. He provided an overview of the August financials advising that NOI is down \$11,614 due to a timing issue on an invoice received for our audit. Payroll is down \$98k to budget. Revenue is down \$3200, and expenses are down \$104,725 YTD. There was further discussion with the Board around being down 1124 rounds YTD and R. Jackson asked if the GOC had given any consideration to allowing surrounding communities to play golf at BN. It was stated they could obtain a PGA pass if they wanted to play here. M. Klosterman stated the GOC could review it further but that we should see our year-end results before considering anything further. R. Winter stated that our golf course needs to rest and because we are financially healthy, we do not need to pursue other options. R. Jackson stated we are leaving money on the table. The Treasurers report will be posted on our website.

**Standing Committee reports:**

**Finance Committee:** M. Klosterman shared an overview of our operating/checking brokerage accounts and we redeemed \$300k in our tee bill due 9/21 and put those monies back in our general fund. We still have \$1.2MM in our operating account invested. The audit was approved by the Finance committee and a motion will be presented later today.

**GOC:** R. Winter shared the results of participation in our Labor Day tournament. YTD through 9/24, we are at 39,345 rounds vs. last year's 39,349 rounds. Transfer member participation is flat, reciprocals and PGA pass is down. GOC continues to work on ideas to improve Men's and Ladies Day and will present them at the October board meeting. The Event calendar was approved by the HOA yesterday.

**Greens Committee:** N. Oliver shared that at their last meeting they reviewed the operating budget and submitted it to the Finance committee. They are reviewing the capital reserve fund and plan. In 2024, we will move forward to complete the redesign plans on hole 13 to improve pace of play and the 8th hole is also under review. The strategic plan is to be sent out to the Board for review.

**Governance Committee:** D. Jimenez advised that the Committee has finished the revised policy and held small meetings with Board members to review it. Following that meeting, the Statute was

changed requiring appeals hearings (whether the member attends or not) and the Committee would be required to vote to uphold or reject the Boards decisions for fines and or suspensions. The revised policy is under review by outside counsel, and we hope to present it to the Board in November.

Communications: P. Hanson advised we continue to look at improving communications. Next tee 2 green will come out October 1 and members should review it.

Old business: None

New business:

Motion summary – Audit approval. M. Klosterman shared that he provided the audit report to all Board members which was reviewed by the Finance committee:

Motion: To accept the results of the 2022 Golf Club audit as completed by Phillips Harvey Group.

Motion: M. Klosterman

Seconded: D. Jimenez

Unanimously approved.

Motion summary – Finance Committee charter: M. Klosterman shared the Finance committee charter.

Motion: To approve the revised committee charter for the Finance committee.

Motion: M. Klosterman

Seconded: R. Jackson

Unanimously approved.

Motion summary – resale contribution: M. Klosterman shared that our Capital reserve is underfunded. He advised that by 2035 we will need \$10 million. He advised either member assessments or resale capital contributions are the options to address this.

Motion: to increase the BN Golf resale capital contribution assessment as provided in section 3.7 (a) of Declarations of Covenants, conditions, and restrictions for BNGC, from \$4k to \$5k for new members. The increase will be effective November 1, 2023

Motion: M. Klosterman

Seconded: T. Casey

Motion failed: 6-1

In favor: M. Klosterman

Opposed: T. Casey, D. Jimenez, P. Hanson, R. Winter, R. Jackson, N. Oliver

Motion summary – Chelsea points – Member Guest Events – R. Winter provided an overview that the GOC discussed regarding member's receiving a Chelsea point for their guest when playing in the Member/Guest tournaments.

Motion: To remove Chelsea points to members for any guests participating in Club sanctioned Member -Guest events.

Motion: R. Winter

Seconded: D. Jimenez

Motion passed 6-1

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

Opposed: R. Jackson

Motion summary – Event Guest fees – R. Jackson

R. Jackson shared that we subsidize our Guest events by not charging the guest golf cart fee in our tournaments. He shared that the revenue for the 2022/2023 season if we charged the guest cart fee was \$22,125.

Motion: Currently, when a guest plays in an event at BNGC, the golf club receives only the member cart fee (\$25) for the guest. The golf club does not receive the guest rate that would apply if the guest played at any other time. This is unfair to BNGC and all the golf members not playing in those events who have to pay the posted guest rate whenever they bring a guest. This motion seeks to mandate that BNGC receive the posted guest rate whenever a guest plays at BNGC, whether in an event or otherwise.

Motion: R. Jackson

Seconded: M. Klosterman

Motion failed: 5-2

In favor: R. Jackson, M. Klosterman

Opposed: T. Casey, D. Jimenez, P. Hanson, N. Oliver, R. Winter

Management report: P. Serena shared that the Labor Day event was beautiful, and he thanked JP and the F&B staff for all their work. We are gearing up for the season and the Event calendar will be posted on our website.

Golf Member comments: The floor was open to Member questions and were answered.

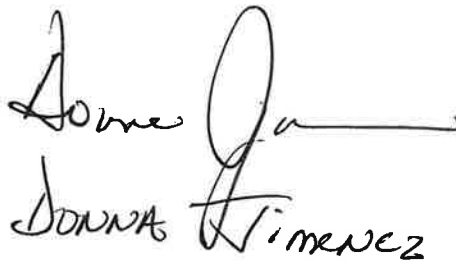
Member online questions: P. Hanson read member online questions and they were answered.

Adjournment: Motion to adjourn

Motion: T. Casey

Seconded: M. Klosterman

Meeting adjourned at 6:21pm

  
DONNA Jimenez

10/24/2023