



**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: Tuesday, July 25, 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- remote – via zoom
D. Jimenez, Secretary
M. Klosterman, Treasurer
N. Oliver, Director- remote- via zoom
R. Winter, Director
R. Jackson, Director- absent
P. Serena, GM, Troon Management
JP Shepard, Head Professional

4. Approval of meeting minutes:

Motion: To approve the Regular board meeting minutes of June 27th, 2023:

Motion: D. Jimenez

Seconded: T. Casey

Approved: 6-0

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

5. **President's report:** T. Casey advised our members that the second of three Golf course closures was completed – the next closure is 9/5-9/15 and one more month of Tuesday closures. We received a 30% response to the Greens Survey which will be reviewed in today's meeting. Course evaluation was completed by Troon and the strategic plan will be updated based on these details. Budget process for 2023/2024 with new software will now begin. The August regular board meeting scheduled for August 29, 2023, is cancelled as Tom is unavailable and there are no pressing issues at this time. July financials will be posted on the website when finalized and all Committee members will still meet.
6. **Treasurer's report:** M. Klosterman reviewed the June financials. He provided an overview of golf rounds; we were down 272 to budget and 2022 was down 202 rounds for the month of June. Reciprocal and PGA pass were down 215 rounds to budget. YTD we are up 851 rounds vs. 2022. Revenues are up YTD at \$21k to budget. Merchandise sales are strong, and we are up \$8800 to budget for June. Operating expenses were \$13k below budget and YTD gross operating expenses were below budget \$27k. Net income YTD is up \$66k. We are tracking well for this year. The Treasurers report will be posted on our website.
7. **Standing committee reports:**

Finance: M. Klosterman advised that in our reserve brokerage account T-bill matured at \$800k and there was an additional \$300k in funds available, so \$1.1million will be reinvested at a rate of 5.16% and will mature 4/18/2024. We currently have a total of \$2.6 million in reserve brokerage accounts.

Golf Operations: R. Winter reviewed that we are seeing a reduction in golf rounds, and he provided statistics for June rounds advising that 1649 were played vs. 1851 rounds in 2022. Member play is flat, social rounds are up, PGA pass and reciprocals are also down vs. 2022- but we do have two additional days of closure this year vs. 2022. For July rounds, JP reduced tee times for booking earlier than 11:00am for reciprocals, PGA pass and social play and through 7/21, rounds are up by 127 vs. July of 2022. Further review will be done by the Committee. In addition, the committee continues to evaluate tournament formats, beverage cart, Chelsea points and how to increase member participation for Men's and Ladies days. The First tee program: contact was made with Mr. Clemmensen and the committee will review further. JP presented the combo tees and score cards.

Greens Committee: N. Oliver took the members through the Greens mini survey.

Governance: D. Jimenez provided an overview of an error found in our Golf Declarations – Section 10, paragraph 3. It should state "shall not" be liable, however what was sent for member vote and subsequently filed with Lee County states "Shall

be" liable. (What is on our website is correct). Therefore, based on Florida statute, we will need to have a member vote with 14 days' notice to correct this mistake and then refile with Lee County.

Motion: To send out revised Declarations to our members to vote on amending section 10, paragraph 3, to read that the Golf Club shall NOT be liable vs. the Golf club Shall be liable as outlined in the language below. The Golf board will be provided member voting results within two weeks following the member vote at a Special board meeting and will correct documents filed with Lee County and or our website to reflect said results.

Motion: D. Jimenez

Seconded: M. Klosterman

Approved; 6-0

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

R. Jackson: Absent

Communications: P. Hanson thanked Troon for their work on the Tee 2 Green newsletter. She shared that the Golf/HOA Alliance team is working together on some new ideas to be shared at some time in the future.

8. Old business – None

9. New business:

- a. **Mini survey results- Greens Committee.** N. Oliver presented the survey results. Members that responded rated hole #8 and 13 as the priorities to improve pace of play and the Committee will review all the survey results and come back with recommendations.
- b. **Motion summary – Community Event.** T. Casey advised that the HOA board was requesting approval of the Golf Board to utilize the driving range for a community event on 2/18/2024. He stated that the Golf Club will not be involved in planning or any decisions around this event. The HOA will indemnify the Golf Club for any damages or losses incurred to the driving range/golf property and compensate the Golf Club for any damages/losses related to this event.

Motion: To approve the use of the driving range for a Community Event on February 18, 2024, in the form of a concert.

Motion: T. Casey

Seconded: M. Klosterman

Approved 5-0, 1 abstain.

Roll call vote:

P. Hanson, yes
N. Oliver, yes
R. Winter, abstained.
M. Klosterman, yes
T. Casey, yes
D. Jimenz, yes
R. Jackson: Absent

- c. **Motion summary – Combo Tees.** R. Winter had JP Shepard present to the Board/Members the new combo tees. JP provided an overview of the changes and advised it would begin 4-5 days following the board meeting. The new scorecards will reflect these changes.

Motion: To approve the revised combo tees as attached, including the addition of a Red/Green combo.

Motion: R. Winter
Seconded: T. Casey
Approved: 6-0

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

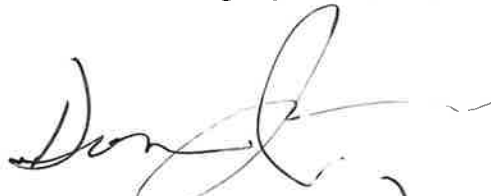
10. **Management report:** P. Serena advised that an Assistant CAM was hired, Kevin Conley. He further advised that we had 92 members participate on the 4th of July tournament. Installation of sod on holes 4&7 was completed today. Troon has hired a new First Assistant, Ms. Katelin Hammett who will begin August 12th. Speed humps are under review between CDD and HOA between holes 1&2. A new budget template has been rolled out and the Managers will begin working on their budgets and we expect to present to all Committees in September.

11. **Golf Member Comments:** The floor was opened to Member questions and answered.

12. **Member online questions:** There were no online Member questions.

13. **Adjournment:**

Motion: T. Casey
Seconded: D. Jimenez
Meeting adjourned at: 5:45pm



DONNA JIMENEZ
9/27/2023