



Bonita National Homeowner's Association Community and Special Events Policy

Effective Date: *January 29, 2024*

Introduction and Background

At numerous times throughout the year, the Bonita National Homeowner's Association (HOA) and the Bonita National Golf Club (Golf) desire to schedule events to be held in one or more of the Bonita National amenity facilities. These events can be attended by the entire community, by a limited number of members who pre-register for an event, or as a large private event. These events are typically held in the Clubhouse, which has two venues, The Dining Room and the Blvd Bistro. Both venues share kitchen resources and staff; therefore, due to the number of members attending certain events the closure of the entire Clubhouse is required. During January through April, it is common for the Blvd Bistro to be fully booked for two weeks out. Given this high demand for our amenity facilities, it is important to keep our amenities open and available to as many members of the entire community as possible, particularly during In Season and during the busiest hours of operation. Therefore, certain restrictions are required for any events that close the Clubhouse during these periods, subject to the approval of Bonita National Administration.

Definitions

- A. "Calendar of Events" is the annual schedule of all events that will be provided within BN and that require the partial or entire closure of one or more HOA amenity facilities.
- B. "Community Events" are events that close the Clubhouse or other amenity areas, such as the swimming pool or Tiki bar area, but are available to all members.
- C. "Dinner Hours" are 5:00 p.m. until Closing, as published on our website.
- D. "In Season" shall be November 1 through April 30.
- E. "Large Private Events" are events requested and restricted by a member of the HOA to their own invitees. Due to the size of these events, normal operations of the Clubhouse are partially or entirely restricted.
- F. "Nine and Dine Event" shall be a Golf Event that partially closes the Clubhouse but allows the Blvd Bistro to open by 6:30 p.m.
- G. "Non-Protected Hours" are non-Dinner Hours, non-Peak Season, or non-Operational Days.

- H. "Operational Days" are any days our Clubhouse is open as published on our website.
- I. "Operational Hours" are the normal hours of operation published on our website.
- J. "Peak Season" shall be January 1 through March 31.
- K. "Protected Hours" are Dinner Hours, during Peak Season, on Operational Days.
- L. "Smaller Events" are events in the sole judgement of HOA Management may be provided without effecting our normal operations within the Clubhouse.
- M. "Special Events" are events that close the Clubhouse or other amenity areas but are not available to all members.

General Policy

The requests for Community events, Special Events and large Private Events are generated from several entities, including but not limited to, the HOA Board of Directors, HOA committees, Golf, and individual members for large Private Events. All requests must be submitted to BN Management by August 1st of each year. It is the responsibility of the BN Management to develop a proposed annual Calendar of Events by September 15th of each year. The BN HOA Board of Directors will approve the annual Calendar of Events and annual HOA budget by November 30th of each year. Once the annual Calendar of Events is approved by the HOA Board of Directors, the Calendar of Events will be published on the BN website and communicated to the BN community at least monthly via email communications and postings on the appropriate bulletin boards (including electronic) in the community.

As a guideline to ensure maximum availability of our amenities In Season, we discourage the closing of our Clubhouse for Special Events during Protected Hours. Therefore, the following restrictions shall apply:

- A. Golf shall be limited to one (1) Special Event and one (1) Nine & Dine Event per month In Season and during the Protected Hours.
- B. Tennis shall be limited to two (2) Special Events In Season and during Protected Hours.
- C. Large Private Events shall be limited to one (1) Special Event per month In Season and during Protected Hours.
- D. Smaller events shall be offered and provided solely at the discretion of BN Management and shall not interfere with the normal operations of the Clubhouse.
- E. Special Events during Protected Hours shall be priced to deliver a 10% profit to the HOA. Special Events during Non-Protected Hours shall be priced to break-even.
- F. The BN Management Team reserves the right to cancel any Special Event due to an actual or anticipated crisis or emergency.