



**Real Estate Informational Packet**  
**Bonita National Golf & Country Club**



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## A Note to Realtors

I would like to welcome you to the Bonita National Golf & Country Club community. Below is essential information about our community. I encourage that you arrange a tour of our amenities.

Bonita National is a Bundled Golf Community, and all homes are deeded as either **SOCIAL** or **GOLF & SOCIAL**. Please note the following important details:

- It is not possible to upgrade from a Social Membership to a Golf Membership or to change a Social home to a Golf home if the property is not deeded with Golf.
- Golf Memberships are deeded to specific properties (details can be found on page 6 of the packet provided).
- Social Members can only become Golf Members by purchasing a property with a Golf deed.

We strongly encourage all buyers to thoroughly review Bonita National's Rules, Regulations, and policies, as this information is vital to understanding our community's guidelines and expectations.

A complete set of club documents, including Declarations, Bylaws, and Rules & Regulations, is available through the seller.

If you need additional information or clarification, please don't hesitate to contact me directly. I'm here to assist and ensure you have all the resources you need. Additionally, please be aware that our Resale Application process requires:

- **A \$150.00 non-refundable resale application processing fee, payable to Bonita National HOA.**
- Submission of the completed application to the Bonita National Admin Office at least **30 days prior to the sale.**

I'd love to showcase everything Bonita National has to offer. Please feel free to contact me to



Warm regards,

**Gabrielle Kreller**

Membership and Lifestyle Director

Membership@bonitanationalgolfcc.com

## Open House/For Sale Signs Policy & Procedures

- Open Houses are permitted on Sundays between 1:00 - 4:00 PM ONLY.
- Only a Florida Licensed Realtor or a Bonita National Homeowner may hold an Open House.
- The Bonita National Office must be notified no later than 5:00 PM on the Wednesday prior to an Open House.
- All Open House and/or directional signs must be removed promptly following an Open House.
- No For Sale or Open House signs are permitted outside the Bonita National entrance at any time.
- NO For Rent signs permitted.
  - **Please provide the office with the following:**
    - Date of the Open House, Address, Realtor's Name/Company and Contact Information, Homeowners' Name and Contact Information
  - **Admin Office Contact Information:**
    - Hours of Operation: Monday - Friday, 9:00 AM - 5:00 PM, 239-692-8832
    - **Email: [shelley.olson@BonitaNationalGolfCC.com](mailto:shelley.olson@BonitaNationalGolfCC.com) or [Natalie.Garavelli@BonitaNationalGolfCC.com](mailto:Natalie.Garavelli@BonitaNationalGolfCC.com)**
  - **Open House/For Sale Sign Specifications** (refer to images below):
    - One (1) approved *Open House* sign may be placed on the lawn of the home during the *Open House* hours.
    - One (1) approved *For Sale* Sign permitted in the mulch bed area of the front yard, and one (1) approved *For Sale* sign permitted in mulch bed of the back yard. No sign shall be placed on golf course property.
    - Signage is permitted only for properties that are actively listed for sale or conducting an open house.
    - GREEN sign (wood or metal) with WHITE letters
    - 12 inches high x 18 inches long, H-frame post with metal stop stake
    - Approved wording - "FOR SALE", Realty Company/Contact
    - Approved addition - Clip-on sign under "FOR SALE" reading "OPEN HOUSE"
  - **Condominium Owner Associations:**
    - Coach Homes and Verandas: For Sale/Open House signs must be placed on either side of the garage in the mulch area only. Not permitted in grass areas.
    - Terraces: For Sale/Open House signs must be placed in the vicinity of the unit in the mulch bed. Not permitted in grass areas.
  - **Open House Directional Sign Specifications**
    - Three (3) directional signs are permitted for single family homes, and four (4) directional signs are permitted for multi-family homes.
    - Maximum of 12 inches high x 18 inches long

**Balloons, flyers and/or other attention-grabbing gimmicks are prohibited.**



*Fines may be assessed for violating said Rules & Regulations.*



## Bonita National Homeowner’s Association, Inc. 2026 FEES

**EFFECTIVE 1.1.2026**

HOA Capital Contribution Fee: \$4,000

Golf Capital Contribution Fee: \$5,000

\$150.00 non-refundable resale application processing fee, payable to Bonita National HOA

**Association Fees for Master HOA & Golf are due annually on January 1st.**

MASTER HOA: \$4,256.00 Yr. NEW CAPITAL FUND HOA: \$145.00 Yr. CAPITAL REPLACEMENT (HOA): \$526.00 Yr.

CABLE FEE: \$914.00 Yr.

GOLF ASSOCIATION: \$3,002.00 Yr. RESERVES (GOLF): \$946.00 Yr.

SINGLE FAMILY HOME-LAWN CARE: (ESTATE) \$2,920.00 year, (MANOR) \$2,633.00 year, (EXECUTIVE) \$2,381.00 year

ESTATE HOMES Bonita National Blvd, Cavan Ct, Cherrywood Ct, Lisburn Ct

MANOR HOMES Kerry Ct, Longford Ct, Wicklow Ct

EXECUTIVE HOMES Derry Ct, Edenderry Ct, Foxrock Ct, Galway Run, Monaghan Run, Newtown Ct, Westmeath Ct

Statements for annual assessments: The annual assessments for the Master HOA & Golf Association are sent out in December each year. All residents are responsible for payments due on January 1<sup>st</sup>.

Condominium Association Quarterly Fees: (payment due 1/1, 4/1, 7/1, 10/1) due to the management companies listed below:

Veranda, Coach I, Coach II, Coach V & Terrace: Tropical Isles Management 239-939-2999

Coach Homes III, Coach Homes IV: Vesta Management Company 239-947-4552

Coach Homes I	Carlow Court	\$1,645.38 quarter
Coach Homes II	Cookstown Court	\$1,570.00 quarter
Coach III (VESTA)	Cookstown Court	\$1,100.00 quarter
Coach IV (VESTA)	Cherrywood Court	\$1,300.00 quarter
Coach Homes V	Cherrywood Court	\$1,493.00 quarter
Terrace I	17921, 17941 Bonita National Blvd.	\$1,289.00 quarter
Terrace II	17951, 17961 Bonita National Blvd.	\$1,384.00 quarter
Terrace III	17971, 17981 Bonita National Blvd.	\$1,479.00 quarter
Terrace IV	17911, 18011 Bonita National Blvd.	\$1,335.00 quarter
Terrace V	17911 Bonita National Blvd.	\$1,200.00 quarter
Veranda I	17940, 17950, 17956, 17960 Bonita National Blvd.	\$1,380.00 quarter
Veranda II	17970, 17980, 17986, 17990 Bonita National Blvd.	\$1,370.00 quarter
Veranda III	28041, 28042, 28047, 28051, 28052 Bridgetown Ct.	\$1,216.00 quarter
Veranda IV	28021, 28022, 28031, 28032 Bridgetown Ct.	\$1,293.00 quarter
Veranda V	28002, 28003, 28011, 28012 Bridgetown Ct.	\$1,384.00 quarter



## Social & Golf Deeded Homes List

<u>COACH HOMES I (GOLF)</u>	<u>COACH HOMES II (GOLF)</u>	<u>COACH HOMES III (SOCIAL)</u>	<u>SINGLE FAMILY (SOCIAL)</u>
28530 Carlow Court	28050 Cookstown Court	28000 Cookstown Court	Cherrywood
28531	28051	28001	Kerry
28535	28060	28005	Edenderry
28536	28061	28010	Wicklow
28540	28070	28011	Galway
28541	28071	28020	Foxrock
28545	28080	28021	
28546	28081	28030	<b><u>SINGLE FAMILY (GOLF)</u></b>
28550	28090	28031	Cavan
28551	28091	28040	Newtown
28555	28100	28041	Derry
28556	28101		Lisburn
28560			Westmeath
28566			Longford
28570			Monaghan
			Bonita National Blvd.
<b><u>COACH HOMES IV (SOCIAL)</u></b>	<b><u>COACH HOMES V (SOCIAL)</u></b>	<b><u>TERRACE I (GOLF)</u></b>	<b><u>TERRACE II (GOLF)</u></b>
17251 Cherrywood Court	17331 Cherrywood Court	17921 BN Blvd	17951 BN Blvd
17260	17341	17941 BN Blvd	17961 BN Blvd
17261	17350		
17270	17351	<b><u>TERRACE III (GOLF)</u></b>	<b><u>TERRACE IV (GOLF)</u></b>
17271	17360	17971 BN Blvd	17991 BN Blvd
17280	17361	17981 BN Blvd	18011 BN Blvd
17281	17370		
17290	17371	<b><u>TERRACE V (SOCIAL)</u></b>	
17291	17380	17911 BN Blvd	
17300	17381		
17301	17390		
17310	17391		
17311	17400		
17320	17401		
17321	17410		
17330	17411		
<b><u>VERANDA I (GOLF)</u></b>	<b><u>VERANDA II (GOLF)</u></b>	<b><u>VERANDA III (SOCIAL)</u></b>	
17940 BN Blvd	17970 BN Blvd	28041 Bridgetown Ct	
17950	17980	28042	
17956	17986	28047	
17960	17990	28051	
		28052	
<b><u>VERANDA IV (GOLF)</u></b>	<b><u>VERANDA V (GOLF)</u></b>		
28021 Bridgetown Ct	28002 Bridgetown Ct		
28022	28003		
28031	28011		
28032	28012		



## **Sub-Association Payments & Contact List**

**Condominium Quarterly Fees:** Payments due 1/1, 4/1, 7/1, and 10/1

**Coach I, Coach II, Coach V, Veranda & Terrace:** Association payments sent to Tropical Isles Mgt.

**Coach Homes III & Coach Homes IV:** Association payments sent to Vesta Management Company

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**Coach I, Coach II, Coach V, Veranda & Terrace**

TROPICAL ISLES MANAGEMENT SERVICES, INC.  
12734 Kenwood Lane, Suite 49  
Ft. Myers, FL 33907

Susie M. Bianchi, CAM  
[susie@tropicalisles.net](mailto:susie@tropicalisles.net)

**Coach III and Coach IV**

VESTA MANAGEMENT  
27180 Bay Landing Drive, Ste. 4  
Bonita Springs, FL 34135  
P: (239) 947-4552

Ms. Saida Mamedova, CAM  
[smamedova@vestapropertyservices.com](mailto:smamedova@vestapropertyservices.com)

# 2026 GOLF RATES

## Round Category

<b>Member</b>	Nov-Apr	May-Oct
18-Hole	\$28.50	\$28.50
9-Hole	\$20	\$20
Walking	\$10	\$10

## Guest of Member

18-Hole	\$105	\$55
9-Hole	\$65	\$35
Walking	15	\$15

## Immediate Family Guest

18-Hole	\$85	\$50
9-hole	\$55	\$30
Walking	\$15	\$15

## Unaccompanied Guest

18-Hole	N/A	\$65
9-Hole	N/A	\$35
Walking	N/A	\$15

## Transfer Member

18-Hole	\$125	\$60
9-Hole	\$70	\$40
Walking	\$15	\$15

## Guest of Transfer Member

18-Hole	\$140	\$70
9-Hole	\$75	\$50
Walking	\$15	\$15

## Troon Prive

	Jan-Apr	May-Dec
18-Hole	<b>\$105</b>	\$55
9-Hole	<b>\$65</b>	\$55

## Round Category

<b>Social Resident</b>	May-Oct
18-Hole	\$65
9-Hole	\$35
Walking	\$15

## Social Resident Guest

18-Hole	\$70
9-Hole	\$50
Walking	\$15

## Reciprocal

18-Hole	\$60
9-Hole	\$40

## Reciprocal Guest

18-Hole	\$65
9-hole	\$45

## Preferred Reciprocal

18-Hole	\$35
9-Hole	\$35

## Preferred Recip. Guest

18-Hole	\$50
9-Hole	\$50

## PGA Pass

18-Hole	\$100
9-Hole	\$65

PGA Pass, and all Reciprocal rates are subject to an additional \$5 automatic gratuity for Outside Service Staff

## Instruction Fees

45 Min Lesson Head Professional	\$95
45 Min Lesson Assistant Professional	\$75
1-Hour Clinic	\$25

## Additional Fees

Golf Transfer Fee	\$500
Annual Locker Fee	\$100
Annual Club Storage	\$200
Handicap Fee	\$35

All rates subject to tax and 3% credit card surcharge



- Satellite Pools**
- 1 Carlow Ct
  - 2 Bridgetown Ct
  - 3 Bonita National Blvd

**MAP KEY**

	<b>Estate Homes</b> 128 Doors
	<b>Manor Homes</b> 154 Doors
	<b>Executive Homes</b> 375 Doors
	<b>Coach Homes</b> 280 Doors
	<b>Veranda Condos</b> 252 Doors
	<b>Terrace Condos</b> 270 Doors
	<i>657 Total Doors</i>
	<i>4,469 Total Doors</i>



# AMENITIES MAP



## QUICK LOOK AT BONITA NATIONAL

COMMUNITY ESTABLISHED IN 2017.  
CLUBHOUSE ESTABLISHED IN 2019.



**DOORS IN THE  
COMMUNITY**  
866 DOORS ARE  
DEEDED WITH GOLF



**DINING VENUES**  
MAIN DINING ROOM  
BLVD BISTRO  
POOLSIDE CAFÉ  
(TURNSTAND WINDOW-GRAB & GO)



**TENNIS  
COURTS**  
HAR TRU  
GREEN CLAY



**HOLE GOLF  
COURSE**  
GORDON LEWIS DESIGN



**RESORT-STYLE  
MAIN POOL**  
3 SATELLITE POOLS



**GYM**  
FITNESS CENTER &  
GROUP EXERCISE STUDIO



**U-TOPIA SPA**



**15  
CONDO ASSOCIATIONS**  
(COACH I-V, VERANDA I-V,  
& TERRACE I-V)