**Bonita National Golf Club, Inc.**

Board of Directors Meeting

February 18, 2020 at 4 PM

At the Bonita National Clubhouse

17671 Bonita National Blvd

Bonita Springs, FL 34135

1. **Call to Order, Establish Quorum, and Proof of Service:**

Board President Larry Troutman called the meeting to order at 4 pm. A quorum was established. Directors present were: Larry Troutman, Jim Zyskowski, Peggy Hanson, Ed McQuaid, John Moran and Robert Pacheco. Board Secretary Jim Zyskowski confirmed that the agenda was posted in the clubhouse in accordance with Florida Statutes.

**2**. **Approval of January 21, 2020 Meeting Minutes:**

The draft minutes of the January 21, 2020 Board Meeting were distributed to all Board Members on or before January 29, 2020. There being no corrections or additions, Jim Zyskowski made a motion, 2nd by Robert Pacheco, to approve Meeting minutes of January 21, 2020. With all in favor the Motion Passed.

**3. Standing Committee Reports:**

**(a) Golf Committee:** Committee Chairman, Rick Laboda reported that:

(1) The Committee has received a special request for a Members Only golf outing between Derry Ct and Monaghan (32 players, all Members) to be held in April 2020 after Easter. The event will not conflict with any other events and course usage at that time is expected to drop from an average of approximately 240 rounds to about 160 rounds. There will be no cost to the Club. Each participant will pay regular cart fees plus food and beverage expenses. The event will start between 1 pm and 1:30 pm. Noting that such Member events are to be generally encouraged, Committee Chairman Rick Laboda made a motion 2nd by Ed McQuaid to approve the outing. With all in favor the Motion Passed.

(2) Summer course closures are scheduled for June 1st thru the 10th, July 13th thru the 22nd and August 24th thru September 2nd.

(3) The BNGC Course was rated in 2015 and is due to be rerated in May in accord with USGA requirements. Rerating the combo tee pairings and evaluating the course for more sets of Ladies tees as well as use of the beginner tee boxes are some of the items that will be considered.

(4) The committee has already begun evaluation of events, tournaments, course scheduling and fees. Members are encouraged to stay up to date by periodically checking the Golf Club web-site.

(5) Ed McQuaid, Committee Liaison, and Mr. Laboda commented that a subcommittee is currently evaluating the Chelsea System parameters, cleaning its data base, checking to insure it is effectively interfacing with other Club systems, is user friendly and appropriate for BNGC.

(6) Mr. Laboda reported that the shotgun before the Mixed Member Guest Tournament did not fill up due to the late notice so guests were allowed to fill the open slots. The shotgun before the Couples Championship is not yet filled. If tee times remain open guests will be allowed to fill the open slots.

**(b) Greens Committee:** Director John Moran commented that last years’ extended closures are showing their worth in that the greens and course are still in excellent shape even with the increased heavy play experienced since season began. He noted that the ball retrievers are all in place on the flag poles and functioning as expected.

**(c) Communications Committee:** Director Peggy Hanson reported a newsletter will be released tomorrow bringing all Members up to date with current and expected events and committee projects.

**(d) Finance Committee:**  Director Bob Pacheco reported that the actual number of rounds played in January, 2020 was 7081 compared to 6537 in 2019. He also provided a breakdown by category including event rounds. Revenue was up by $4088.00. The draft Club financial statement for January 2020 showed an increase in revenue and a decrease in expenditures resulting in a net increase in income by almost $50,000.00. Gross revenues were slightly under budget, but operating expenses were significantly favorable. See attached Exhibit A.

Director Ed McQuaid reported on the Turnover Steering Committee’s and the Board’s efforts to work with Lennar regarding the cost allocations. He noted that in 2018 the charge to the Golf Club by the HOA was $388,000 ($48,000 for wages and $340,000 for non-wages). Many items appeared high and some appeared inappropriate. As Turnover approached, the Lennar Controlled HOA negotiated a Cost Sharing Agreement (undated) with the Lennar controlled Golf Club Board. This agreement lowered the non-wage allocation by about $100,000, but increased the wage component by the same amount resulting in a charge of $388,000 for 2018. In 2019 the charge was increased to $439,000. The HOA budget adopted for 2020 increased the charge to $460,000. After reviewing each line item, the recommendation to Lennar was that the charge should be just $220,000. While this is a true cost to the community, too much is allocated to Golf. Golf Members are paying more than we should. Lennar ended the negotiations by advising the Golf Club to deal with the Resident HOA Board after Turnover. Our analysis has been provided to the HOA Turnover Steering Committee. The significance is that the differential can be allocated to the Golf Reserves thereby eliminating the projected yearly $75 increase over the next several years.

**4. Staff Reports:**

**(a)** Golf Course Superintendent,Jesse Metcalf, reported that we had almost zero rain in January but the 3 inches so far in February has allowed the course to bounce back nicely. The extended off-season closures have really helped the course withstand the increased seasonal play. Currently it is in very good shape. For the first time since he has been here, he is fully staffed. The fairway program (monitoring and adjusting fairway mowing heights, added fertilization etc.) instituted over the last six months still needs tweaking but the results have been promising.

**(b)** Head Golf Pro, Scott Gottko reported: (1) that Men’s League has had a full complement of 144 players; Ladies Day has averaged 90 to 100 players; the 9 Hole Ladies average 30 to 40 players; the lowest participation for 9 & Dine was 68 players, the max being 72; Mixed Member/Guest had 100 players; the Couples Tournament will have 120 players on Saturday. Tournament play has been great. (2) Chelsea is working. There have been only 2 issues; one involving guest play before 11 am and the other concerned singles players.

**(c)** General Manager, Rod Kooker reported that (1) Chelsea system cleanup is progressing; (2) There is a new AED located at each of the two comfort stations on the course. There is also one in the cart barn allowing for easy access by our golf staff to assist anywhere in the community, and one each at the tennis center, fitness center and main dining area. Annual Meeting has been moved to March 16 at 5 pm. The pro shop will now be open to 6pm.

**5. Questions from the Membership:**

The Board heard and responded to questions from Members relative to the subjects discussed during the meeting.

**6. President’s Comments:**

President Larry Troutman reviewed the Board’s accomplishments over the past year including the election of officers, establishment of six Standing Committees and several sub committees, passing a proclamation recognizing as of April 2019 each Golf Member as a Founding Member of BNGC and recording each Members name into the Official Records of the Club; managing the Club’s finances, completing the Reserve Study and setting a reserve funding schedule, establishing the 2020 budget, formation of the Ladies Golf League through the hard work of many dedicated ladies, establishing guidelines for regular play and events, rebuilding formats for tournament and league play balancing revenue with membership needs, training staff regarding emergency response and awareness and much, much more. He also reviewed the rules and regulations for use of the Club golf carts noting that use is restricted to the course and cart paths only. The Board and all committees will continue to work to improve the golf program and experience of our members focusing on safety and enjoyment.

**7. Adjournment:** There being no other business, a motion was made by Jim Zyskowski, 2nd by Bob Pacheco, to adjourn the meeting at 5:19 pm. With all in favor, the Motion Passed.

James Zyskowski, Secretary Date