

PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION, INC.
C/O KEB Management Services
6017 Pine Ridge Road #262
Naples, Florida 34119
PH: 239.262.1396 FAX: 239.262.5947

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING:

Palmira Golf and Country Club Master Homeowners Association, Inc.

The regular meeting of the Palmira Golf and Country Club Master Homeowners Association, Inc. was held on Tuesday, January 17, 2017, at 10:00 AM in the craft room of the Renaissance Center Club, 28191 Matteotti View, Bonita Springs, FL 34135

Present and Constituting a Quorum were Directors:

Jim Kieselhorst	Gary Lefkowitz	Anne Grace	Frank Percuoco
Harvey Fontaine	John Mahoney	Jerry Baum	Bob Wyant
Bob Fagiarone	Mike Marion	Mike Burke	

Guest speaker: Fred Forbes – City Councilman

Fred Forbes attended the meeting to give the residents an update on issues impacting Palmira.

The meeting was called to order at 10:00 pm

1. Proof of Notice of Meeting

Ken Bloom advised that the notice of the meeting had been duly posted at the main guard gate, the Renaissance Center Club, and the website.

2. Approval of last meeting minutes

Bob Wyant motioned to approve the minutes of the last meeting on 11/15/16

Mike Burke seconded. Unanimously approved

3. Overview of December 2016 Financials

Operating Results:

The Association's cash in account at year end December 31:

MHOA Operating	\$135,000
RCC	\$ 32,000

There is a combined loss of \$24,000 due to paying for expenses out of the operating budget rather than the reserves.

4. Questions on December 2016 operational variances

None

5. ARC Committee – nothing new to report

6. Access Control

The new system is active. There are some changes in the automated call in system. The phone number you use to call in must be registered. To register phone number, email Chloe at chloed@kebmgt.com. She will enter your number into the system. A second guard may possibly be added to help speed up access to the community.

7. Landscaping – Ken Bloom

The landscaper has been working on plans to enhance the neighborhood entries. Throughout the community, ferns will be removed and replaced with sod. The flower beds will be reduced in size to make replacing annuals less costly and therefore able to be replaced more often.

The property manager asked for volunteers from each neighborhood to meet with the holiday lighting vendor to design entry lighting for their neighborhood. Mike Marion volunteered to be the board liaison for this project.

8. PTC, Pickleball – Gary Lefkowitz

The number of homeowners playing pickleball is increasing.

Tennis has seven new members and all the tennis events for last year were sold out.

9. Bocce Ball – Anne Grace

The Bocce winter event was well attended.

10. RCC Operation – Theresa Berry

The RCC has only had to close the pool to members on two days due to being at full capacity. There is a limit of 162 people that can use the pool area at one time.

11. New Business

A men's group has approached Theresa and asked to use the RCC to meet and hold golf fellowship meetings before they play golf. They meet several times a month. After some discussion, the Board felt it would be better for them to hold the meetings elsewhere (possibly the golf club).

The last project of partitions being installed in the ladies' room will be completed soon.

Theresa asked the Board to consider raising the transfer fee from \$100 to \$125 plus tax to cover the costs that are incurred with printing the prox cards.

Mike Marion motioned to increase the fee to \$132.50 (\$125.00 plus tax)

Harvey Fontaine seconded. Unanimously approved.

Theresa will be meeting with a vendor to resolve the low areas in the park that are retaining water. The work should be done before rainy season. The park must remain closed while the work is being done.

13. Homeowner Comments

14. Adjournment

Bob Fagliarone motioned to adjourn.

Harvey Fontaine seconded.

Meeting adjourned at 11:37 AM

Respectfully submitted,

By: Kenneth Bloom, Property Manager PMHOA