

PALMIRA GOLF AND COUNTRY CLUB  
MASTER HOMEOWNERS ASSOCIATION, INC.  
C/O KEB Management Services  
6017 Pine Ridge Road #262  
Naples, Florida 34119  
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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, April 18, 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:

Gary Lefkowitz	Frank Percuoco	Jerry Baum		
Harvey Fontaine	John Mahoney	Bob Wyant	Bob Morrison	
Mike Marion	Ken Sloan	Jim Kieselhorst	Mike Burke	by phone: Anne Grace

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 3/21/17.

Jerry Baum seconded. Unanimously approved

3. Overview of March 2017 Financials – Frank Percuoco

The RCC showed an income of \$34,000 after going through the three busiest months of the year. The reserves are still healthy with a balance of \$652,000.  
March financials are attached.

4. Questions on operational variances

None

5. ARC Committee – John Mahoney

The ARC Committee held a meeting on April 13, 2017 at 10 am in the craft room of the RCC. The Committee ratified 49 approvals given by the property manager. John Mahoney motioned that the Palmira Master HOA Board ratify approvals done by the property manager at the monthly board meetings. Bob Morrison seconded. Approved.

## 6. Access Control – Jerry Baum

The new program is still being worked on. It should be released to the residents in the next 30 days. An announcement will be in the Palmira weekly once it is ready for release and instructions on how to access the program will be given.

## 7. Landscaping – Ken Bloom

In February 2015, Palmira Master HOA spent approximately \$170,000 to fence the community. We have had some issues with residents from outside Palmira walking and riding bikes through the community. The closest two communities have been notified that this is unacceptable. Private Property signs will be posted at the entrance as a reminder.

Harvey Fontaine and Ken Bloom have driven through the community and made notes as to areas that need replacement plants. They will work with Mainscape to educate as to how this work is to be done. The main drive will be worked on first, then other areas will be addressed. The two front pumps are being monitored due to lake levels being so low.

## 8. PTC, Pickleball – Gary Lefkowitz

Tennis had a successful season. All their events this season sold out. Two awnings were installed over the bleachers. Next year, two more awnings will be installed.

The U.S. Open for pickleball starts next week in Naples.

## 9. Bocce Ball – Anne Grace

Next winter, signups will be a little different. This year, the day and time are selected. For next year, members will only sign up for days not times. This will give members a chance to play more teams.

## 10. RCC Operation – Theresa Berry

The end of season party is next Thursday. The RCC Grille and pool area will close at 1:00 pm so there will be time to set up for it. The fitness center will remain open for use.

## 11. Projects

The last of the winter projects is being completed. One hundred slabs of sidewalk have been removed and replaced in the last five weeks. The project should be completed this week. Next year's project will be to remove the slabs around the memorial park area.

## 12. New Business

Doug Rothwell is revamping the Palmira newsletter and website to update the information and simplify access to it. He is adding a landscape report with updates and upcoming projects.

Frank Percuoco met with the mayor and city councilman to discuss the island in front of Palmira. Ideally it should be lined up with the Palmira exit and widened. The cost for this would be approximately \$50,000.

The Board thanked Jerry Baum for his service on the board and his work in the community. He will be leaving the community in July so has resigned his position on the Caravella HOA board. He will not be the representative for Caravella on the Palmira Master HOA Board. Jerry is one of the original Palmira Master HOA board members. He served as the security chairperson while on the Master HOA Board.

13. Homeowner Comments

14. Adjournment

Bob Wyant motioned to adjourn.

Mike Burke seconded.

Meeting adjourned at 11:00 AM

Respectfully submitted,

By: Kenneth Bloom, Property Manager PMHOA