

**PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION, INC.
C/O KEB Management Services
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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,
May 16, 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	Diane Sutta	
Harvey Fontaine	Bob Wyant	Bob Morrison	
Rick Smith	Bob Fagliarone	John Sixbey	by phone: Anne Grace, John Mahoney

Fred Forbes and Matt Feeney – discussion of Bonita Beach Rd.

Matt Feeney (public works director) responded to the Board’s request to remove the concrete island across from Palmira’s main entrance. He brought the Board’s request to David Murphy (deputy director – Lee County DOT). The request was denied. The reason was the county felt by removing the island, it would allow more cars to stack up in the middle of the road and visibility would be even more limited. They did offer to change the signage to be clearer, add flexible reflective stakes, and if needed, paint the bullnose with reflective paint. They felt this would make the island safer and more visible to drivers.

Fred Forbes (city councilman) discussed the progress on Logan Blvd. The county is working on a time frame with a Sept./Oct. completion date. An agreement has been reached with Village Walk to acquire additional property to straighten the road more than originally planned. By the end of summer, we should see activity at the site of the new RaceTrac gas station. The property near Hunter’s Ridge has been permitted for several different businesses including a hotel, gas station, restaurants, and storage unit. The final plan for this area has not been submitted. The Northeast section of I75/Bonita Beach has been petitioned for a 275 unit rental building.

The meeting was called to order at 10:35 a.m.

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 4/18/17.

Frank Percuoco seconded. Unanimously approved

3. Overview of April 2017 Financials – Frank Percuoco

The balance sheet reflects a strong financial position. The profit and loss report for the last four months shows improvement over budget. The budget planned for a loss. Due to the lack of rain, the RCC had a great season and made a substantial profit. The reserve account has a balance of \$663,000.

April 2017 financials attached.

4. Questions on operational variances

None

5. ARC Committee – John Mahoney

The property manager approved 13 ARC requests April-May.

John Mahoney motioned the Board approve the management approved requests.

Bob Morrison seconded. Unanimously approved.

6. Access Control – Ken Bloom

The final work is being done on the new access system before it is released. Board members will give the system a trial run to see if they feel any changes need to be made. We are also working on an easy to understand explanation of how the system works to send out to the residents.

7. Landscaping – Harvey Fontaine

Planting of the current rotation of annuals is now scheduled for the last week of May. This week the beds are being prepared for planting. If necessary, we will hand water the new plant material until rainy season begins.

Several neighborhood entry landscape plans are being redesigned to enhance their appearance. These include Tivoli Terrace, Lavante Court, Chianti Terrace, Raffini Lane, Talori Terrace, Carino Terrace, Lieto Lane, and Speranza Way. All designs have been approved by the neighborhoods and planting will begin mid-June weather permitting.

Phase One of the 2017 landscape renovation project is underway with the demolition and redesign of numerous plant beds and shrubbery. Replanting of these areas will also commence mid-June if the rain arrives. On May 15th, Harvey Fontaine and Ken Bloom rode the property with Mark Grover (Mainscape project manager) to identify additional areas for removal and replacement. He is currently drawing up proposals for the additional scope of work. Problems with fern beds were discussed with him and our long-term goal is to eliminate the majority of these beds due to poor plant condition and difficulty maintaining. These beds will be replaced with more appropriate plant material to enhance the appearance of the community. Also discussed was the requirement for better pruning of healthy plant material to extend its useful life. At this point we are well within the 2017 replacement budget of \$100,000. To this point only \$13,000 has been paid out and another \$37,000 committed.

8. PTC, Pickleball – Gary Lefkowitz

Bonita National is offering tennis memberships for \$249 per year. Gary is afraid this could affect Palmira's tennis program. If enough members leave the program, the tennis pro would have to be cut. He feels this would devalue the program.

9. Bocce Ball – Anne Grace

RCC manager, Theresa Berry spoke to the service technician that was sent by Ritzman Tennis to repair the cracks in the court's surface. He was sent out to paint over the cracks which does not address the cause of the cracks. This issue will still need to be addressed.

10. RCC Operation – Theresa Berry

The guest registration has now been set up online so homeowners are able to go online to enter their guests.

The computer that is used to print the ID cards no longer works. A new computer and card program will be purchased to replace it at a cost of approximately \$4000.00.

11. Projects

RCC maintenance projects are scheduled for the week of June 19th. Projects to be done are pressure washing of the roofs, pool maintenance, and tile and grout work. Fitness center projects will be scheduled so the fitness center will be able to open mid-week.

12. New Business

The newly revamped Palmira Weekly will go out this week. There will be a recap of the master board meeting and a landscape update included in it. There will also be direct links to much information about Palmira MHOA (mypalmira.org) and also the CDD's (palmiracdds.net). The idea is to get easier and faster communication to the residents.

13. Homeowner Comments

14. Adjournment

Harvey Fontaine motioned to adjourn.

Rick Smith seconded.

Meeting adjourned at 11:20 AM

Respectfully submitted,

By: Kenneth Bloom, Property Manager PMHOA