

**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, February 21, 2012, at 10:00 AM in the craft room of the Renaissance Center Club, 28121 Palmira Blvd, Bonita Springs, FL 34135

Present and Constituting a Quorum were Directors:

Lou Bobroff (E)	Peter Van Leight (VT)	Peter Corio (BV)
John Gainey (N)	Bob Fagiarone (Estates)	Ben Potter (B/A)
Jim Kieselhorst (Paloma)	Jerry Baum (Car)	Russ Rupp (N)
Anne Grace (Paloma)	Bill Dardy (LT)	

1. Proof of Notice of Meeting

Mr. 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

Mr. Kieselhorst motioned to approve the minutes of the last meeting.
Mr. Baum seconded, unanimously approved

3. Review of January 2012 Financials

Mr. Corio and Mr. Fagiarone reviewed the financials. After adjusting for December payroll that was posted in January and propane bills that should have been paid by the golf club, the RCC showed a positive \$6236 result vs. a budgeted loss of \$6439. After adjusting for \$13,800 in budget expenses for re-painting of the entry fountain and neighborhood entries, the Master showed a negative \$3684 vs. a budgeted positive \$363. On a consolidated basis, taking into account the above mentioned adjustments, there was a positive \$2552 vs. a budgeted negative of \$6076.

4. RCC Project Supervisor

Mr. Corio recommended the Master Board approve hiring a project supervisor for the RCC. This will insure a manager is on duty at all times. The position would be a year round full time position.

Mr. Corio motioned the Board approve spending approximately \$3300 a month to fill this position.
Mr. Fagiarone seconded.

After some discussion, a vote was held. Motion carried with one opposed.

5. New Business

Mr. Potter proposed blocking a small lake by Novela, then marking it and note how much the water level drops. If it drops 12 inches or more, the project would be stopped. If it works, they would then try the test with a lake on the other side of the property. This would be a simple, fairly inexpensive way to see if the lakes can in fact hold water. Board members wanted to know the costs involved in doing this. Mr. Potter will investigate all the costs involved and send an email to the board members so they can make a decision whether to go ahead with this test.

Mr. Kieselhorst feels the bottomless glass of wine and ½ price drinks the golf club is offering on Friday nights might be interfering with the Village Grille's happy hour attendance. He opened the discussion as to what might be done to attract non club members to attend the VG happy hour on Friday nights. Mr. Bobroff felt we might look at other food options. The Board has directed the General Manager, Theresa Berry; to look into this and report what she feels should be done to rectify this situation.

Mr. Corio reported on the continuing fountain maintenance and would like to have alternative options explored. Mr. Rupp will head a committee to look further into this issue. As a measure to save wear and tear on the pumps, conserve energy, but still provide good aesthetics, the practice range fountains and the fountain near Bonita Beach Road will now be turned on at 10:00 am and turned off at 8:00 pm.

Mr. Bloom reported there is a 100% loss of the impatiens throughout the community. Due to the downy mildew which killed the plants, it is not recommended to put replacement impatiens in the same area. The landscaper will plant marigolds in those areas. They are also looking at ways to reduce our annual exposure such as replacing non key and non focal point areas with sod or perennials.

6. Audience Comments

7. Adjournment

Mr. Rupp motioned to adjourn.
Mr. Potter seconded.

Meeting was adjourned at 11:00 AM.

Respectfully submitted,

By: _____
Kenneth Bloom, Property Manager PMHOA