

**PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION, INC.**

C/O KEB Management Services
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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 15, 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)	Bob Wyant (VT)	Peter Corio (BV)
John Gainey (N)	Bob Fagliarone (Estates)	Ben Potter (B/A)
Dick Marks (Estates)	Harry Chertok (N)	Kevin Daly (C)
Bill Dardy (LT)	Joe Daniele (VD)	
By phone: Anne Grace (P)	Jim Kieselhorst (P)	

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. Marks motioned to approve the minutes of the last meeting.
Mr. Wyant seconded, unanimously approved

3. Review of April 2012 Financials and Variances

Through April on a consolidated basis, MHOA and RCC, we are better than the planned operating loss \$29,786 by \$3, 632. Our cash position remains strong and we see no reason why this should not remain so.

4. New Business-Motion on Ben Few risk management agreement

Mr. Corio presented the proposal he received from Ben Few to provide comprehensive risk management services to the Renaissance Center Club facilities. Option 1 provides a total risk analysis for a cost of \$3000. Option 2 provides a total risk analysis along with ongoing risk management services for a cost of \$4800 per year.

Mr. Wyant motioned to adopt Option 1 and spend \$4800 for the annual retainer which provides a risk analysis along with ongoing risk management services.

Mr. Kieselhorst seconded. Unanimously approved.

5. Old Business

a. Motion on MHOA or NHOA lease approval

After Board discussion, Mr. Potter motioned that the MHOA should control lease policies and approval for the entire community.

Mr. Dardy seconded. Unanimously approved.

Mr. Kieselhorst, Mr. Bobroff, and Mr. Rupp will work with the MHOA property manager and legal

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counsel to develop leasing procedures which they will present to the MHOA Board for their approval.

b. Motion of MHOA approval of sales and re-sales

The Board will ask legal counsel to prepare procedures and possible procedures that can be implemented for sales and re-sales in Palmira. These procedures and rules will be discussed at the next meeting.

c. Village Grille Renovation

Mr. Wyant and Mrs. Berry presented the reasons why the Village Grille kitchen needs renovations done. During season, there was a 40 to 50 minute wait for food which is unacceptable. More cooking space and equipment is needed for optimum performance. The renovation would include relocating the air handler, adding another grill and some additional storage area.

Mr. Wyant motioned to allocate \$60,000 to renovate the kitchen.

Mr. Bobroff seconded. Unanimously approved.

Mr. Wyant will present the information to the golf club for their approval before work is started.

6. Audience Comments

Questions were asked about the property development at the east entrance. The MHOA Board will meet on **Thursday** of this week with legal console to further along plans which will be presented to the community shortly.

7. Adjournment

Mr. Bobroff motioned to adjourn.

Mr. Potter seconded.

Meeting adjourned at 11:17 am

Respectfully submitted,

By: _____
Kenneth Bloom, Property Manager PMHOA