

**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, June 19, 2012, at 3:00 AM in the craft room of the Renaissance Center Club, 28121 Palmira Blvd, Bonita Springs, FL 34135

Present and Constituting a Quorum were Directors:

Frank Percuoco (LT)	Richard Thomson (E)	Ben Potter (B/A)
George Ferguson (VD)		Anne Grace (P)
Bob Wyant (VT)	Peter Corio (BV)	Jim Kieselhorst (P)
Dick Marks (Estates)	John Gainey (N)	
Lou Bobroff (E)	Harry Chertok (N)	

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. Potter motioned to approve the minutes of the last meeting.
Mr. Bobroff seconded, unanimously approved

3. Review of April 2012 Financials and Variances

Through May on a consolidated basis, the MHOA and RCC are \$8,158.74 to the good vs Budget. The reserves are \$719,612 projected at year end to be \$800,000. Our cash position remains strong and we see no reason why this should not remain so.

4. Financial Variances-No questions asked

5. Old Business

a. MHOA Lease approval process and Amendment

Mr. Bobroff explained the process, reviewed the forms and presented the Amendment prepared by Bob Murrell. Mr. Potter suggested 2 changes to the amendment. Section 3 change number of days notice from 10 to 20. Section 8.1.4.4. Remove the last statement "except as the guest of another Dwelling Unit owner".

Mr. Bobroff motioned to approve with the changes.

Mr. Potter second, unanimously approved with changes

b. Update on Sale and resale's

Mr. Bobroff spoke on the application and fees. The process would include background and credit checks. After some discussion, the board decided to table the topic until more information is available.

c. Village Grille Renovation

Mr. Wyant updated the board on the progress of getting all the information gathered. He stated they are waiting for an additional proposal to be received and will update everyone at the next meeting. Mr. Corio asked what was needed to present to the club. Mr. Percuoco stated they would require final drawings and spec.

6. New Business.

A. Discussion on Exercise class area

Mr. Corio lead a discussion on moving the exercise room to another area due to class sizes. He suggested moving to the pronto building. Another suggestion was to move it to the craft room. Upon future discussion it was decide to have Theresa speak with Debbie as to what she thinks is the best option.

B./C. Jerry Baum – Tabled to next meeting.

D. Mah Jong area fence.

Theresa reported that we have had people using the pool area after hours. They are gaining access from the Mah Jong area. The fence in that area is short and she would like to add more height to deter them from climbing over. The cost would be \$7,000.00

Mr. Corio motioned to raise the fence height to deter climbing over.

Mr. Marks seconded, unanimously approved

7. Adjournment

Mr. Bobroff motioned to adjourn.

Mr. Potter seconded.

Meeting adjourned at 4:00 pm

Respectfully submitted,

By: _____
Kenneth Bloom, Property Manager PMHOA