

**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, July 24, 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:

Bill Dardy (LT)	Richard Thomson (E)	Jerry Baum (C)
Gordon Ferguson (VD)	Harvey Fontaine (B/A)	by phone: Bob Wyant (VT)
Peter Corio (BV)	Russ Rupp (N)	Anne Grace (P)
Dick Marks (Estates)	John Gainey (N)	

1. Proof of Notice of Meeting

Susan Palmer 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. Corio motioned to approve the minutes of the last meeting.
Mr. Dardy seconded, unanimously approved

3. Review of June 2012 Financials and Variances

Overall the financials look very good. On a consolidated basis, operations are better than budget by some \$32,000 year to date. Our cash position remains strong and projected cash flow shows a strong positive position through the end of the year. We have collected \$158,000 in capital contributions of which \$152,500 is in the reserve account. Mr. Corio gave credit to Mr. Percuoco for conceiving the idea of collecting a working fund contribution on all sales in Palmira.

4. Financial Variances-No questions asked

5. Old Business

a. MHOA Lease approval process

Susan Palmer gave the Board an update on where we are with the lease approval process. The procedures have been worked on and are being finalized. All outside management companies have been notified that the approval process for renting in Palmira will change as of Sept. 1. All paperwork will go through KEB Management's office. The office is in the process of contacting homeowners that usually rent their homes in season to inform them of the new process. Once everything is finalized, the forms and procedures will be posted on the website as well as added to the rental package.

b. Update on kitchen expansion

Mr. Wyant told the Board we now have preliminary drawings for the kitchen expansion. Contracts should be in by the end of the week. When he returns, he will present the drawings to the Golf

Club, the landlord, for approval. Theresa Berry showed the preliminary drawings to the Board and let them know the work should be finished Nov. 1

c. Aerobics Studio Expansion

Theresa Berry showed the Board a quote she has received to expand the aerobics studio by removing the wall between the existing studio and the former office space. The cost including permits and flooring will be between \$8,000.00 and \$10,000.00. The Golf Club will have to approve this expansion before work begins.

Mr. Corio motioned to approve spending up to \$10,000.00 to expand the aerobics studio pending Golf Club approval.

Mr. Marks seconded. Unanimously approved.

6. New Business.

a. RCC Waiver – Risk Management advisory

Theresa Berry passed around a copy of the waiver the Risk Management Co. suggests putting on the back of the member cards. They also advise having all members sign a waiver form that will include updated information. Existing members will be asked to fill out the form for the RCC records. Renters will find the forms in their rental packets and must return before using the facilities. The forms will be posted on the website and will also be included in the welcome pack given out to new owners. Mr. Corio also suggested posting the waiver in the fitness area.

b. Fitness Center Update

Theresa Berry updated the Board about the fitness director position. Laura DalSanto has declined to be the full time fitness director but will be staying on as a personal trainer. As of Oct. 1 her subsidy checks will stop and she will pay a fee for using the facilities. Debbie Sotis has accepted the position and is eager to implement some changes to the fitness center.

Theresa told the Board the floor in the gym, in particular the cardio area, needs to be replaced. She proposes installing rubber flooring rather than carpet due to maintenance issues. To replace the flooring in the cardio area is approximately \$10,000.00. To replace the flooring in the entire gym is approximately \$20,000.00.

Mr. Corio motioned to spend \$10,000.00 to replace the flooring in the cardio area with the rubber flooring.

Mr. Rupp seconded for purposes of discussing the motion further. He suggests it makes more sense to replace the entire floor with the rubber floor at one time.

The motion is amended to replace the entire gym floor with the rubber flooring at a cost of \$20,000.00.

Mr. Corio seconded. Unanimously approved.

The fitness center would also like to add five new pieces of equipment to update the gym and help accommodate more members. This equipment would be leased rather than purchased.

Mr. Corio motioned to lease all future equipment including 5 pieces of equipment on a 4 year lease to include maintenance.

Mr. Rupp seconded. Unanimously approved.

c. Jerry Baum – request for 2 more radar speed signs

Mr. Baum feels the existing radar speed signs are making a difference in the community and would like to add 2 additional signs on Giustino Way.

Mr. Baum motioned to add 2 radar speed signs at a cost of \$7200.00.

Minutes issued 07/24/12

Mr. Rupp seconded. Unanimously approved.

d. Jerry Baum – discussion for repairing and activating the tennis center gates

Mr. Baum told the Board he has encountered people from other communities entering Palmira through the tennis court center gates. He would like to repair and reactivate the gates at a cost of \$8000.00. After some discussion, the Board tabled this issue until further study can be done about increased security measures for the whole community.

e. Peter Corio – September meeting schedule

There will be no meeting in August, however financials will be sent out to the Board.

Mr. Corio will be out of the country the month of September so he suggests Ben Potter set the date for the September meeting.

7. Audience Comments

8. Adjournment

Mr. Rupp motioned to adjourn.

Mr. Marks seconded.

Meeting adjourned at 10:40 a.m.

Respectfully submitted,

By: _____
Kenneth Bloom, Property Manager PMHOA