

BTMHOA General Membership Meeting

1/7/25

Barry opened the meeting at 3:30 PM. Big Thx to Bob Cramer for handling the audio for our meetings.

Barry Lee, Joanne Thomas, Bo Tanner, Mike Pasco, Wendy Kruczek, Carrie Cornwell, all board members present.

Bo presented the minutes from the meeting in December. Bruce Baitler moved to accept the minutes, Sue Delfgaw seconded the motion, the motion was accepted unanimously.

Mike gave the annual financial report for the BTMHOA organization. Bruce Baitler moved to accept the report, Micky seconded the motion, the motion was accepted unanimously.

Carrie gave a St. rep report. A St. rep is needed for Community Dr. Wendy is currently filling in.

Wendy gave the annual membership report.

Barry reported BTMHOA board voted to change the by-laws article 5 section 5. To reduce the number of people serving on the board from 9 people to 7 people. This was a unanimous decision.

The three open board positions have been filled, Barry Lee and Bo Tanner have chosen to stay on the board for another term. Welcome to new Board member Nancy Roderick.

Joanne opened a discussion concerning the CPI issue and the offer to residents from Murex. Issues are;

1. How the annual CPI is determined for our rental rate determinations, and which method is best for our community.
2. Should we change our yearly contract renewal anniversary date so everyone has the same anniversary date.

Barry spoke about which table should be used to calculate the CPI. He went through 10 years of data for the SE region table and the All of US table.

Darla spoke about her research as to how our contracts state the annual Lot rent change is to be calculated. Darla has copies of her research concerning the CPI if anyone is interested, please contact her.

It was proposed to get a committee together and interpret the CPI information that has been gathered. They could meet and bring their findings to the next meeting.

The discussion was closed for now.

Thx to Marcia Lee for the new directories. Going forward there are three options.

1. Add cross referencing by street, and alphabetically by last name.
2. Enlarge the print size and book size. Will cost \$8-9 ea.
3. Put it online for free. Can enlarge and cross reference.

Julie moved to have next years directory printed like it has been and also put it online. Ed Roderick seconded the motion, the motion was accepted unanimously.

New Business;

How many AED's do we have, and should we get some training?

Suzy Delfgaw moved to close the meeting, Mike seconded the motion, motion accepted unanimously.

The meeting was adjourned at 4:36

Submitted by Bo Tanner

BTMHOA General Meeting

2/11/2025

The meeting was opened at 3:30 by Barry Lee. Present Barry Lee, Joanne Thomas, Bo Tanner, Mike Pasco, Wendy Kruczek, Nancy Roderick, Carrie Cornwell absent. Approx. 150 residents in attendance.

New residents announced, Peter and Susan Gilmore from Philadelphia.

A street rep is needed for Community.

There are 179 paid members at this time. We have 579 residents. We need to get more people to join. There was a discussion, that will be continued at the next meeting. The compound gate has been vandalized. We need a system to be able to exchange the remote for the compound gate. Also, lights are needed in the compound.

The pothole on Dancy has been filled, but not the one on Cedar Hill. Why?

Murex has a master lighting plan with solar driven lights.

The city says we have an adequate number of AEDs in the park. It was suggested we put one in the gym.

There are 2 prospectuses in the park. P2 and P3. Edits have been made to these prospectuses. The edits must be filed with the state and Murex must send all of us a letter individually, letting us know of each edit.

The BTMHOA board is changing its name from Bonita Terra Home Owners Association to Gardenia Mobile Home Owners Association. The reason is the former name is close enough in similarity to the parks name that we could also be named in a lawsuit being brought to Bonita Terra Mobile Home Park. This process will take a couple of months.

The board also voted to change attorneys. We have been disappointed with communications.

Owen gave the CPI committee report.

The committee has recommended we send Murex the following statement as an edit to our Prospectus.

The annual increase will be based on the July CPI index from the current year that is taken from the US Labor Statistics Bureau for the Southeast Information Office for all US Cities-Urban Consumers.

A discussion followed.

Ed Roderick moved to get legal representation to come to a general membership HOA meeting to review the legal aspects of the committee's proposal. John Konwinski seconded the motion. A discussion followed. Ed rescinded his motion

Norma moved to send the committees proposal, send it to a lawyer to scrutinize, have the lawyer send it back with any recommendations they may have, bring all recommendations back to the membership for further approval. Joanne seconded the motion, all said yes except one nay.

Motion passed.

The board is in the process of getting a new attorney

New business:

1. The truck noise is not as bad as it was last year but still not what it should be, trucks continue to start before 7 AM. Owen is going to the Bonita Springs city council about noise on Morton and the new road. Please see Owen if you have noise.
2. What can we do to increase BTMHOA membership? Association is important to the residents. We should be talking at block party's about the importance of joining.

Norma moved to adjourn the meeting, Carol Smith seconded the motion, motion accepted unanimously.

Meeting adjourned at 4:48 PM

Submitted by Bo Tanner