

General Membership Meeting GMHOA  
4/8/2025

Meeting started at 3:32 by president Bary Lee.

Barry Lee, Joanne Thomas, Bo Tanner, Mike Pasco, Wendy Kruczek, and Nancy Roderick.

Barry gave a big thankyou to Bob Kramer for taking care of the audio for our meetings.

Barry then introduced Mark Nicklaus, Bonita Terra manager. Mark will only answer previously submitted questions, no questions from the floor until the end if there is time.

1. We are still figuring out bulk trash. We thought all the permitting had been approved, have recently found more was needed to be done. Until the permit is approved a reminder there is a limit of things that can be put in the compactor. No TV's, computers, bed frames, paint, car batteries, or construction debris.
2. The health inspector is coming today to reinspect the ladders and underwater lights in the pool for the new clubhouse. The inside is already permitted.
3. The water problem on Dancy Ct. has been fixed. The holes will be fixed this summer.
4. They are currently designing a new lighting layout for the back of the old clubhouse and pool. The owners group decided to wait to light Gardenia. They are currently looking into lighting the entire community.
5. Permits have been filed for the renovation of the old clubhouse, and a contractor has been picked out. A construction fence has to be constructed around the building and must include the pool.
6. They are looking into dredging the canals.

Discussion was opened to questions from the floor;

1. Will the new pool be an adult pool?  
Answer: It has not yet been decided.
2. Will the new clubhouse be ADA compliant?  
Answer: building, bathrooms and pool, have all passed, there is a lift to go onto the stage inside. The renovation in the old clubhouse will also be ADA compliant.
3. Will there be an area for ping pong in the new clubhouse.

Answer: Yes, there is room outside, under the roof.  
Thank you Mark for attending our meeting.

Bo Read the minutes from the meeting on March 11, 2025. Ed Roderick moved to accept the minutes, Bruce Baitler seconded the motion, the motion was accepted unanimously.

Mike gave the treasurers report. Dean moved to accept the report, Lee seconded the motion. The motion was accepted unanimously.

Nancy gave a street rep. report. Community and Lilac south both need a street rep. any volunteers need to get in touch with Nancy. She will be contacting all street reps in the next two weeks.

### **New Business:**

Marcia has put the directory on the web. You can access by name, street, street #, on line. Email Marcia at [marleeelee56@gmail.com](mailto:marleeelee56@gmail.com) for an invitation to sign up for the Bonita Terra directory on line. An invitation must be received from Marcia to make sure only BT residents are able to sign up. Marcia gave an awesome explanation for configuring our internet directory for personal use. There will be a new hard copy of the directory available in Feb. They will be handed out by the street reps.

Nancy has gathered all the changes made to our prospectus since Murex began management. See Nancy if you are interested in seeing the results of her research.

The CPI prospectus wording is currently with Murex. When we get it from Murex it will be sent to our lawyer for review.

Can Murex publish the different rental rates for everyone to see? For example, what are the rental rates for RV, cul-de-sac, lake view, nature?

Ed Roderick moved to adjourn the meeting, Bruce Baitler seconded the motion, the motion was passed unanimously. The meeting adjourned at 4:25.

Submitted by Bo Tanner, secretary GMHOA