

Gardenia Mobile Home Owners Association

Meeting with Park Manager Meeting

Attendees: Mark Nicklas, Joanne Thomas, Nancy Roderick

Date: January 29, 2026

New Business

1. Dogs in the Park without a Leash

- a. Mark stated after inquiry that he is aware of three residents who sometime allow their dogs to roam without a lease.
- b. Mark stated he called all 3 residents and asked them to refrain from this.
- c. Mark stated he would again post on the digest that dogs must be on a leash

2. American Flag in Royal Palm

- a. We asked if Mark would place an American flag in the Royal Palm
- b. This has been done.

3. Bike Rack on the North Side of the Royal Palm

- a. Mark was asked if he would do this and it has been done.
- b. He stated that it has been placed in a spot but he is not sure if that works for the residents.
- c. If anyone has suggestions on where it should be moved, please let Mark or Joanne know.

4. PA System in Royal Palm

- a. Mark was informed that the PA system the Park purchased for the Royal Palm is not able to support some of the groups who have events there.
- b. He was informed that many groups donated a significant amount of money to enhance the system.'
- c. Mark was asked if he would be willing to support future enhancements if needed and he agreed.

5. Bonita Springs Utilities in Bonita Terra

- a. Mark was asked about this possibility.
- b. Bonita Springs Utilities has been for many years considering if they would be taking over the water and sewage for the park.
- c. In the past they have declined to do this.
- d. Bonita Springs Utilities is again considering this and they are doing their due diligence.

- e. If it ever does happen, it would probably take 6 months to a year to be finalized after a decision is made.

6. Newsletter

- a. The monthly newsletter from the Park sometimes not posted on the digest until the middle of the month.
- b. Mark was asked if it could be published earlier.
- c. Mark has asked corporate to approve this earlier.