

## **Gardenia Mobile Home Owners Association**

### **Meeting with Park Manager**

**Attendees: Mark Nicklas, Joanne Thomas, Nancy Roderick**

**Date: February 26 , 2026**

### **New Business**

#### **1. Bonita Springs Utilities Overseeing Park Sewage**

- a. No new update on when or if this will be happening per Mark.

#### **2. Permits for South Clubhouse Renovation**

- a. The park is still waiting for final permits for the renovations to start.
- b. A contractor and sub-contractors have been identified.
- c. The tables and chairs that were in the clubhouse have been sold to a local church group.

#### **3. AED in Royal Palm**

- a. The AED in the Royal Palm has been sitting on the floor, inside near the south wall for awhile.
- b. Mark is going to have the AED mounted on the south wall near the single door exit door.

#### **4. Temperature in Royal Palm**

- a. A number of people have complained that the clubhouse can be too cold.
- b. Also during events in the evening, the clubhouse temperature can be too warm or too cold.
- c. Mark stated the thermostat is locked at 74 degrees.
- d. If a group would like the temperature of the room to be different for an event that is planned at the Royal Palm, Mark has requested that the office be contacted at least a day before to give time for the temperature be adjust in the building.

#### **5. Dog Park Benches Request**

- a. Members at our last meeting requested benches inside the large and small dog areas of the dog park be installed.
- b. Mark stated that Steve Adler does not want this done due to an incident where benches were in the enclosure of another park and a resident sitting on a bench was injured by a dog.
- c. We asked Mark to explain to Steve that there are dog owners who do not feel comfortable placing their dogs inside the enclosed area without being close to the dog and some residents cannot stand for long periods of time at the dog park. He said he would pass the message.

**6. Lights at Mailboxes at Houses on Redblush**

- a. The new houses on Redblush do not have lights at the mailboxes.
- b. This has been brought forward before and we have been told that Steve Adler wants to create a different lighting system for houses in the mobile home park.
- c. It was expressed to Mark that many of the mobile home and resort residents like the present system of lights at the mailboxes and would prefer this lighting practice stay for all homes in these sections.
- d. Mark was asked to pass this message to Steve and he said he would.

**7. Lights on Islands on Roads in the Park**

- a. Mark informed us there was an accident recently where a resident was driving south on Trost and hit a tree on the island at Gardenia. The resident is in the hospital in serious condition.
- b. We explained to Mark that at night, it is very hard to see the islands in all the roads in the park.
- c. We requested the park place solar or electric powered lights on all the islands in the park for safety.
- d. Mark will bring this suggestion to corporate.

**8. Disposal of Cigarette Butts**

- a. Many of us have seen cigarette butts on the ground throughout the park.
- b. There is a severe drought in the area and there have been small fires surrounding us.
- c. Mark has purchased cigarette butt canisters for the doors at the side and front doors of the Rec Hall and the north and south entrances of the Royal Palm.
- d. If you see cigarette butts at other entrances, please contact a board member or the office to request a cigarette butt canister be purchased for this area.
- e. Please be careful with cigarette butts. We are all of our responsible for fire safety.

**9. Royal Palm Pool Spa Heater**

- a. A new heater has been purchased for the spa.

**10. Umbrellas at the Royal Palm Pool**

- a. Mark has requested that residents close the umbrellas when they leave a table at the Royal Palm pool.
- b. We have had many windy days and the wind has broken umbrellas.

**11. Hangers for Flyers on Glass Doors of Rec Hall (and South Clubhouse once renovated)**

- a. If you are hanging a poster on one of the glass doors of the Rec Hall, please contact Jessica at the office before you hang it.
- b. She has a plastic hanger the flyer can be put into to protect it from the weather and curling.