

BTMHOA Meeting with Management

Date: March 27, 2024

Mark Nicklas, Barry Lee, Joanne Thomas

1. Blue Reflectors

We informed Mark that since new blacktop was applied to some roads, the blue reflectors identifying location of the hydrants are missing from the road surface. The fire department will be contacted by management and they will be replaced.

2. Redblush Homes Construction

The master grade has been completed on the new home sites on Redblush Circle. All permits have been received and these homes are now in line to be attached to services and sold. These should be completed by this summer.

3. Rats in the Clubhouse

A resident reported at our last general meeting that rats have been found in the sink area of the clubhouse. Mark was not aware of rats but mice have been trapped and removed from the area.

4. Dumpsters Too High to Lift the Lid

A resident complained that the temporary dumpsters in the new trash area are too high for her to lift the cover to dump trash in. Mark stated this is a temporary solution until the compactors are placed in this area. The compactor behind the rec hall should be used by this resident and others who have difficulty lifting the lids until the new compactors are installed.

Once the new trash area is completed, there will not be a compactor behind the rec hall for resident use. There will only be a dumpster that will be enclosed for grille use only.

It was suggested to management that hiring an employee of the park to monitor the new trash area once it is finished would be helpful to all at least until residents are aware of the new trash disposal process.

5. Dumpster Pick Up

The dumpsters fill quickly especially in season and increased pick up or adding another dumpster might be helpful. Mark will add two recycling dumpsters to the right as you drive in the new trash area.

6. Resident Directory

Mark was asked if the park is planning on publishing the resident directory the next time it needs to be updated. No. The park is not able to do this.

7. Incident with Gate Personnel Not Following through with a Resident for a Reported Emergency

Mark was informed that we received a complaint from a resident who called the gatehouse in an emergency and left a message but did not receive a call back from the gate personnel. Mark himself called and left a message requesting a callback and he did not receive a callback either. He spoke with Veronica who is the gate personnel manager and reinforced the process of all employees monitoring that phone line and calling back callers who leave a message.

8. Renters

We asked Mark if renters need to be 55 or older to rent in Bonita Terra. We were told at least one person in the household needs to be 55 to rent in Bonita Terra.

9. Update on Clubhouse Construction

Mark updated us on the construction process. It is planned the new clubhouse will be completed between October and December of this year. At this time, it is difficult to book events for next season because of the unknown timeline. Events may need to be booked in a different venue than the one requested. It was explained to Mark that some events cannot be booked in the rec hall because of the number of people or the fact that the grille is there.

Mark was asked about the removal of equipment from the current clubhouse. It has been reported that there has been a request to remove sound equipment and lighting at this time making the clubhouse non functional. Mark stated that equipment will not be removed until sometime around November.

Once the new clubhouse is completed, the current clubhouse will be renovated to provide meeting rooms, craft rooms, billiard rooms, and fitness rooms. The gym equipment will be relocated to the current clubhouse. The mailroom will be relocated to the current gym area and then the rec hall will be renovated. The rec hall renovation will include a bar area to the outside pool area and a full size kitchen.