

Gardenia Mobile Home Owners Association

Meeting with Park Manager Meeting

Attendees: Mark Nicklas, Joanne Thomas, Nancy Roderick

Date: March 30, 2026

New Business

1. Permits Clubhouse Renovation Update

- a. The first permit has been received to demo the inside.
- b. There are many different permits required for every stage in the process.
- c. There is no projected date for completion.

2. Bonita Utilities

- a. Bonita Utilities continues to make assessments in the park.
- b. A decision has not been made if they will take over the water and sewage.
- c. Mark believes it is likely but not inevitable.
- d. When or if it happens, a meter will be placed at the water plant for the park and the change will be seamless.

3. Dog park

- a. We had again asked Murex to reconsider benches inside the dog park.
- b. Murex has refused again citing liability if someone sitting on a bench gets injured.

4. Lights on Trost Islands

- a. Last month we had requested that the islands on Trost Boulevard be lit.
- b. Murex wanted to know why we requested this.
- c. We explained to Mark that the islands were always lit before Murex purchased the park.
- d. He said he would speak with Murex and explain our desire.

5. New Podium for Royal Palm

- a. This will be purchased by the park.

6. Lighting in the Rec Hall Pool at Night

- a. Mark was unaware that this area was very dark.
- b. We explained that this is a safety issue since someone has already fallen walking to the parking lot.
- c. He stated he would look at this and evaluate the need for lights.

7. Mowing of Lawns in Summer

- a. A discussion was held regarding the mowing of lawns in the summer.
- b. There is a problem keeping the lawns mowed in the summer because of the rain and how fast the lawn grows when the sun comes out.
- c. The new company is far superior to the old one in Mark's opinion.
- d. The new company cuts every day, Monday through Friday.

8. List of Requests by GMHOA

- a. We gave Mark a list of the requests the HOA has made of Murex in the last 3 years since Mark has been the manager of the park.
- b. There were 19 requests in 3 years and 11 of them have been denied.
- c. Five of the requests have been completed and two have been approved but not completed.
- d. We asked Mark to bring the list to Murex and to show that we do not ask for that much and that by Murex approving a reasonable request, we would believe that they are responsive to our needs.