

Gardenia Mobile Home Owners Association

Meeting with Park Manager Meeting Notes

Attendees: Mark Nicklas, Joanne Thomas, Nancy Roderick, Brenda Carender (for AED discussion only)

Date: May 11, 2026

New Business

1. AEDs Removed from Bonita Terra

- a. All AEDs have been removed from Bonita Terra and Mark was asked why this happened
- b. He stated that the GMHOA and Hamlin Association were asked to check AEDs in the Royal Palm and the Rec Hall and when they refused, all AEDs including the one at the guardhouse were removed
- c. Mark was asked why this was done and we were told that it was a Murex decision and he had no more information as to why
- d. Mark was told by the GMHOA that removing all AEDs in the park when they have been present for many years and not telling anyone that this had been done was unacceptable

2. Old Clubhouse Renovation Update

- a. Next week they will be bringing in metal to begin framing the walls

3. Bonita Utilities Update

- a. Nothing has changed

4. Lights on Trost Islands

- a. Murex will not be adding lights to the islands on Trost
- b. Mark was asked if he could purchase solar lights on his own to light the islands and he said that he is unable to do anything without the approval of Murex

5. Podium for Royal Palm

- a. A white podium is on order
- b. A plaque will be added to the front of the podium

6. Lighting behind Rec Hall Pool

- a. Mark was asked a few months ago if night time lighting could be added to the pool area
- b. When residents leave the Rec Hall at night and exit through to pool to go to their carts, the area is very dark and a resident tripped over a chaise lounge
- c. Murex is refusing to add lighting to this area

7. Hot Tub at New Pool

- a. Sand is getting into the jets
- b. 3 leaks were noted in hot tub
- c. It will be checked next week

8. Auto Withdrawal for Lease

- a. The GMHOA was told that the RV section is able to have the lease automatically withdrawn monthly and we are asking if the mobile home residents could also have this option
- b. Mark stated that Murex is discussing this

9. New Compliance Officer Introduction

- a. A new compliance officer was hired a few months ago
- b. Mark stated that he put out a notice of this new hire
- c. Concern was expressed by a resident who saw a stranger walking through her yard
- d. A picture of the officer was requested and Mark said he would do this

10. Bike Rack on North Side of Royal Palm

- a. The GMHOA requested a bike rack be placed on the north side of the Royal Palm
- b. Mark stated he did this and was told by many angry residents that they did not want a bike rack there
- c. Mark removed the bike rack
- d. Mark was asked to put a second bike rack on the south side of the Royal Palm near the other one and residents will need to go to the south side to park their bikes

11. Pond Cleaning

- a. Mark was asked if the ponds and canals have been cleaned during the drought period
- b. He stated that the Lake Doctor continues to spray six canals/ponds every month
- c. A dumpster full of debris was removed from the ponds and canals with the water levels being so low from the drought

12. Markings on Roads in Bonita Terra

- a. Markings have faded away on many of the roads and Mark was asked if these could be redone
- b. Mark stated that this is on schedule to be repainted in the next few weeks

13. Paving of Buttercup and Walnut

- a. Cedar Hill has been repaved and Walnut and Buttercup will be done next season

14. Bonita Terra Neighborhood News

- a. It was noted that no April newsletter was received by residents for April

- b. The newsletter is sent from corporate and Mark stated that there was a glitch in system last month but going forward it should be all set.
- c. Mark was asked if this could be sent out as early as possible in the month

15. Land Across from Pickleball and Petanque

- a. Stakes have been noted in the ground across from the Pickleball and Petanque areas and we are asking why this has been done
- b. Mark stated they are looking to see if there are underground utilities in this area