

BTMHOA Meeting with Management

Date: May 17, 2024

Mark Nicklas, Barry Lee, Joanne Thomas

1. Equipment in Clubhouse

Mark was asked when the equipment in the current clubhouse will be moved out. He said it will not be done until the new clubhouse is completed. He has asked different clubs to clean out the closet in the clubhouse to get ready for the fall.

2. Unlit Area on Gardenia

Mark was informed that there is an unlit area on Gardenia between Lilac and Trost. There is no street light in this area and it is very dark. Mark stated he would assess this and add a light if it is possible.

3. Redblush Homes

The 5 homes that were placed on the Redblush lots are close to completion. In the next few weeks, the carports, driveways and sheds will be added. Two of the homes are pre-sold. All 5 homes should be completed by June.

The other 7 homes will then be tackled. These homes will be upscale and 1200-1400 sq. ft. in size. The new homes have not been ordered as of yet but will be soon. FPL will start by adding service to each lot. Permits and easements have been obtained.

4. New Clubhouse

The construction of the new clubhouse is on schedule and should be completed by the middle of November. The pool may not be completed by this time and it will take 2 months once construction is begun on the pool. The pool will have 8 heaters including heaters for the hot tub.

5. Speeding on Trost

Barry asked Mark about speeding on Trost. Mark has a meeting with the new management company for Belle Villa to discuss many things including speeding. He also reported that a new security system with many cameras has been purchased and installed. There are now cameras in many places throughout the park and a large screen of all the cameras is in Mark's office. Eighteen cameras are now in use with the ability to add many more. With the new system, he is able to review and identify residents who speed in the park.

6. Non-Residents Using Amenities in the Park

It has been reported to Barry by a few residents that they believe non-residents have been using Bonita Terra amenities. Mark has spoken with the gate attendants and they do not allow non-residents in unless they have been called in by a resident.

Mark asked that if a resident believes someone is a non-resident using amenities in the park that they should call the office and inform them of where the person/people are and someone from the office with immediately go and speak to them.

7. Belle Villa Residents

As you may know during last season, Mark asked leaders of different groups to have the participants sign in so the office would know who is using the amenities. He stated

that he would be discussing with the new management company in Belle Villa, the issue of Belle Villa residents using the Bonita Terra amenities and not paying to use them.

8. Trash Area

The new trash area is still being worked on but should be completed with two trash compactors and more recyclable bins added by the new season in November. Cameras will also be very prevalent in this area with the new security system