

GMHOA Meeting with Management

Date: June 23, 2025

Mark Nicklas, Barry Lee, Joanne Thomas

1. Changes to Wording re: CPI in Prospectus

- a. The HOA has proposed to Murex changes to the wording regarding how the CPI is determined annually.
- b. We are awaiting a response from Murex.
- c. Mark will speak to Eric Zimmerman to see where that proposal is.

2. Projects List for Bonita Terra

- a. Mark was asked if he would share a projects list for improvements and maintenance in the park.
- b. Mark reviewed his list today.
- c. Many projects are proposed and approved each year.
- d. Some are proposed but not approved.
- e. The list includes paving streets, cleaning the canals/ponds, pool heaters, gatehouse improvements, sewer plant upgrades and many more things.

3. Luminaries

- a. Mark was asked if the luminary supplies once ordered could be stored in the new clubhouse. He agreed.
- b. The supplies have been stored in the Activities Center in the past but this building is not handicapped accessible.

4. Old Clubhouse

- a. The old clubhouse is scheduled to be closed for renovations.
- b. This should be happening sometime this summer.

5. New Clubhouse (Royal Palm)

- a. Is open for use.
- b. The pool can be used by adults and children/families at this time.
- c. A celebration is planned for July 3 and another one will hopefully be scheduled for the 2026 season.

6. Cameras in the Trash Area

- a. Many cameras have been installed in the trash area.
- b. At this time, there is no dumping of bulk trash in this area.
- c. Residents are required to have bulk trash removed from their homes by calling a company to haul it away.
- d. During the season, Pete Linkowski has been and hopefully will again be available to do this for residents for a small fee.