

## **GMHOA Meeting with Management**

**Date: September 15, 2025**

**Mark Nicklas, Barry Lee, Joanne Thomas**

### **1. Resident on Community**

- a. A resident on Community is in a nursing home and his son is living in the house although he is not a resident of the park.
- b. The park has been involved in this situation and it is with the park's attorney.

### **2. CPI Language Change**

- a. The board has been working with Murex and our attorney to change the language in our prospectus on how the CPI is used to identify the increase each year.
- b. The final language is close to being finalized and once this has been done, it will be brought to the membership for a final vote. This will not happen however until our general meetings begin again in November.
- c. Since this process has not been completed and the park must send us a 90 day notice of the rent increase, the process that has been used for many years will be again used to identify the rent increase for 2026.

### **3. Sound Equipment in the New Clubhouse**

- a. Mark stated that the same equipment that was in the old clubhouse has been moved to the new clubhouse.
- b. Bob Kramer expressed concern that this equipment is not enough and will not support events in the clubhouse.
- c. Mark stated that some new equipment has been ordered and received and that he has met with Bob.
- d. Bob Kramer will be contacted to see if this equipment is sufficient.

### **4. Projects List**

- a. Mark was again asked for a projects list for the park
- b. He stated that the list has not been finalized for the 2026 calendar year.
- c. He stated that the list is constantly changing and items are added and others are put on hold.
- d. Mark stated he is not sure when the list will be available.
- e. Mark also stated that the guardhouse will undergo renovations in the near future.

### **5. Bulk Trash**

- a. At the present time, Mark stated there will be no bulk trash plan at Bonita Terra.
- b. It was hoped that the park would make arrangements for bulk trash disposal but at this time Mark stated that residents need to pay to have bulk items removed.
- c. Mark stated that they hope to have bulk trash disposal days in the future but how often and when is not known.

### **6. Conference Room GMHOA Box**

- a. The GMHOA black box that was in the Conference Room is still there.
- b. Barry asked Mark if the room can be opened so the box can be removed and arrangements were made for this to happen.
- c. The box will be mounted in the Activities Center for use by GMHOA members.

### **7. Darts**

- a. Concern has been expressed that the Darts program is being eliminated.
- b. Mark stated that Carlyle has asked that the rolling boards that the dart boards were mounted on be removed.

- c. Dart boards are mounted on the wall of the Rec Hall.
- d. Mark stated that this program may continue to function in the Rec Hall.

**8. Adult Pool Opening**

- a. Mark was asked when the adult pool will be reopened.
- b. Mark stated he hoped it would be available by Mar or April of next year.

**9. Park Pump Update**

- a. Mark stated that one of the park pumps needed a new motor which was ordered and installed.

**10. Letter Citing Violations**

- a. Laura posted a blanket message to all residents regarding violations in regard to lot upkeep.
- b. Mark was asked to have Laura only send letters to residents in violation of poor lot upkeep instead of a blanket message to everyone.
- c. Mark stated he would ask Laura to do that.