Bonita Fairways Community Association

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Johnnie Simms
De Murphy

FAIRWAYS NOTES

Jan 2023

Safety Committee Report by De Murphy, Chairman

The Gate Project is moving toward meeting our objectives of having a newer technology access system and more secure community. We have an updated tele-entry system which requires the owners and renters to admit their guests, deliveries, or service companies' entry. The addition of a new radio frequency entry reader(RFID) now uses an ID sticker or temporary tag that reads the headlight tag or temporary tag on your vehicle and opens the right side gate.

Of course, we also have a 24/7 answering service that can be accessed from the tele-entry box. They will request information on the reason for entry and then open the gates. Andy receives a daily report to help monitor the requests and make sure issues are addressed.

We have joined together with all of communities within the Fairways to make sure that we know those accessing the community that are visiting or renting and legitimately belong here. The Presidents of each Community have agreed, once they have completed their application process to provide the requested information to Andy to create an entry tag, this will allow arrival and exit access to the community.

As we move toward closing the gates 24/7, we are incrementally closing the gates and addressing any issues to make this as smooth a transition as possible. Forms are available for Renter and Guest information by accessing

the new Bonita Fairways website. Or please feel free to contact Andy Monday - Friday at the Club House. Website address is bonitafairways.org see Andy for the password. Andy's email is andy.colvin@gulfbreezemanagement.com.239-498-3311

One last item to report is on the crosswalks. The signs are up and crosswalks are marked. Please be watching for people crossing. They are well marked and failure to stop when crosswalks are in use is very dangerous and illegal.

2023 Mantra.... Approach Gates Slowly and Do Not Tailgate!

Landscaping Committee Report
by Johnnie Sims, Chairman

Welcome back to Paradise to all "Snowbirds". As always, we try to have our community looking nice and attractive for you and our permanent residents. As you enter Bonita Fairways from West Terry St., you may have noticed our landscaping appears to have more of a woman's touch, and there is a good reason for that. Janice Riccioli and Nancy King have joined Lisa Lynch and me on the committee.

We had a little setback, Hurricane Ian, in early October which put us about a month behind on our schedule. At the entrance between West Terry Street and the gatehouse, we have replaced all plants that have outlived their natural life spans. Flowers have been added in front of the monuments and at the north end of the island median. Evergreen trees have been planted on each side of the two monuments.

Along the West Terry berm we are prepping the rock areas for more flowers. Shrubs have been planted on both sides of the corner monuments at the west and south ends of our property. All palm trees were trimmed during the summer, as we always do on an annual basis. The boulevard and the clubhouse areas need a lot more attention. As the season progresses, we will be making more improvement in these locations. The lattice area on the east side of the clubhouse near the gym door will be getting a new updated fence with flowers.

Golf Club Report
by Denny Stewart, Chairman

"The Best of the Best Golf Course"

Plaque is hanging on the wall in the Pro Shop

In the month of Dec, 2022, the golf club generated $202,633 in reported sales income. This was another great month for the club.
Let's look at the December revenue numbers from past years.

Dec 2020 -- $143,086 (before course renovation)
Dec 2021 -- $188,597 (after course renovation)
Dec 2022 -- $202,633

December 2022 is 7.4% above December 2021
The golf bank account as of Dec 31st is $114,144
The clubs weekly/monthly income is on a steady increase. This is the result of many contributing factors:

a) Excellent course playing conditions; Grounds crew cut, watered and clean course

b) Friendly, knowledgeable staff; Cart Staff, Starters, Pro Shop Staff, Café Staff

c) Picture perfect view when entering from the Bonita Fairways entrance

All of the above provides the golfers with that all important factor: "The Golfers Experience". These important factors played an important role for the club winning this very impressive award this year 2022.

Summertime play slowed down in 2022 which provided an opportunity to address some much needed course and pro shop upgrades.

a) Irrigation system is done and paid, Entire course upgrade to electronic.

b) Pro shop bathrooms: Updated toilets, plumbing, sinks and hair dryer, completed and paid off

c) Entire course tree & shrub trimming; Completed before hurricane Ian and paid off

d) Remove infested Areca Palms with the Ganoderma Disease West Terry

Some of the club projects that were not completed in the summer of 2022 that are now moved into 2023 projects are:

a) Top Priority – Replacing the existing netting to inhibit golf balls from entering the pool. Adding additional 70' to the 100' of netting

b) Complete the Café bathroom and Café remodel

c) Complete the practice driving ball cages

d) Tee box beautification

e) Flowering plants will be planted around the retention pond banks to add color, greenery and stabilization for bank cover in the dry season

f) Additional Clusia will be planted in areas along West Terry due to the discovery of additional affected palms' disease

The "Welcome Back Resident's BBQ Party" and pro shop sale in December were once again a huge success. Residents enjoyed some great food and won some nice golf prizes handed out by Travis and his elves!

In addition to the resident's golf league, the golf club will be blocking off tee times every Friday late afternoon to the residents for a shotgun scramble starting in January.

Rocco Deluca will be coordinating the 4 o'clock putting contest every Wed on the putting green. The Café will be open with Sandra serving food and beverages. Come meet your neighbors, have a great time and maybe win the putting contest!

Building Committee Report
by Bob Hemmerlein, Chairman

As reported in our last newsletter (April '22), we received multiple bids/proposals to resurface both tennis courts as they were due their 7 year cycle. Bid included converting one tennis (West) court to four (4) permanent pickleball courts. We chose U S Tennis and Recreation of Naples.

They started construction in early August and completed within three weeks, on time and on budget. This project gives us a first-class complex for both pickleball and tennis. The feedback has been extremely positive.

The permanent courts will help us accommodate the ever increasing demand for playing time as we continue to add new players to our growing pickleball community. A special thanks to Dick Hurst and Jay Denz for their involvement in the planning and execution of the project.

Dick, on his own "dime", flew down from Michigan at the start of construction to insure we got off to a good start and be the on-site contact for U S Tennis . That proved to be invaluable to the project!

MISCELLANEOUS:

New clubhouse patio furniture was delivered during the summer and provides a much-needed upgrade.

Several of the older vinyl webbed chairs at the courts and bocce area were discarded in October. We replaced several with the new blue chairs you see at the pool and patio areas. We hope to replace the remaining old vinyl chairs and add a few tables during 2023.

CEILING TILES in the clubhouse were replaced during the summer. Unfortunately, heavy rains and IAN produced new water-stained tiles. The replacement of tiles will be ongoing.

New weight and apparatus storage racks have been installed in the FITNESS ROOM to ensure all devices are properly stored and off the floor. New weighted curling bars have been added. Thanks to Johnnie Sims for initiating these new items.

Social Committee Report
by Sandy Roach, Chairman

The Bonita Fairways Social Committee wishes our community, a happy and healthy new year.

As we look back at the first two events held by the Social Committee, we are pleased to share the wonderful time we had celebrating the spirit of the season. We started the first event with a festive ride on the Naples Trolley, while singing Christmas carols and enjoying the lights at Victoria Park. Rumor has it that many would like this event to be a holiday tradition. Our second event was a Christmas concert and tree trimming at the Clubhouse. We asked members to donate gifts for children in need at our neighborhood middle school in leu of purchasing a ticket. It was so well received that we raised over $800 in gift cards and a trunk full of much wanted items. Our hearts are full of gratitude and pride as we thank those that helped to bring a smile to a child's face on Christmas morning. A volunteer at the school shared stories of families and staff that had lost everything in hurricane Ian, and it was apparent how much they appreciated our efforts.
Angela Nino & Sandy Roach

President/Board Report
by Don Griffin

A lot has been happening, here's an update on status of projects.

STREETLIGHTS – Lights have been installed
SIDEWALKS – Preparing for installation
CROSSWALKS – Complete
SHERIFF PATROLS -- Approved
WALKING PATH – Installed, along the fence to W Terry St
SEAL COATING – The Gardens and Bermuda Links roads are done. Carousel Cove was put on hold when an owner requested Bonita Springs to interfere. Bonita came back and requested a formal complete engineering plan to show the layout of the proposed one-way street. We have been unable to get an engineering company to do that work. Seal coating will be completed as soon as possible without the conversion to one way traffic.

POOL RESURFACING - Complete

AMENITY CENTER – We will be voting on the Amenity Center buildout at the March members' meeting. The project team will be holding informational meetings with each neighborhood in January/February. This will give you the opportunity to express your desires for the plan. There are four items for your review:

--New pool
--Tiki style restaurant next to the pool
--Event Lawn – stage and seating area to hold large outside concerts
--Extra Parking

LONG RANGE PLANNING – We are nearing completion on the Amenity Center plan. Installation has been completed for four new pickleball courts and have chosen to keep the bocce courts where they are. A preliminary review with our engineering company (Grady Minor) indicated we should have no issues with SFWMD in adding the new items as far as surface run off issues are concerned.

FUNDING – We have established the Golf Club as a member of the Master Association. They will pay $415,000 in member dues starting in 2023. These funds will be used to:

1. Keep the owner/member fees at $1,000 annually

2. Return $250 per owner to their neighborhood association to help keep neighborhood costs down.
3. Pay for the Amenity Center build out- no cost to owners
4. Pay for central management

HURRICANE IAN -- This storm has been devasting to our coastal communities. We were very fortunate and had little damage, mostly trees down and some damage to Carousel Cove Homes. This has exacerbated the labor market. There are billions of dollars in repair work needed to rebuild from Marco Island to Fort Myers, Cape Coral and the barrier Islands of Sanibel, Captiva and Pine Island. This makes it very difficult to get service calls to make minor repairs that we experience in a 30-year-old community. We ask your patience as we work through these trying times. Many of our service contractors have lost their homes and are in the unenviable position of working in their trade or rebuilding from their own losses.

POOL -- Most beaches in the area are closed due to hurricane Ian. This will put additional demand on our pools. We are ordering additional chaise lounges; however, we need to use our pools prudently. It is suggested that local neighborhood pools be used first leaving the master pool open to those neighborhoods that do not have pools. Use your time at the pool sparingly. If it is full or people are waiting to get a chair, don't stay more than 2 hours or so.

WEB SITE: Our web site is up and running, bonitafairways.org. There you will find much information on our association. There is an "Owner's Area" button that is password protected. Each owner has been sent that password. If you missed it, you could call Andy Colvin at 239-498-3311.

PUBLIC SUPPORT NEEDED TO MAKE RAIL TRAIL A REALITY: Become a Friend of Bonita Estero Rail Trail (BERT). Lee County residents have a chance to gain a safe place to walk/run/bike. A feasibility study, run by the Lee County MPO (Metropolitan Planning Organization) is underway to determine the best use of 14 miles of unused section of Seminole Gulf Coast railway. The current study area runs from Alico Road to Bonita Beach Road and would transform this unused railway to a park-like setting with a 12-foot-wide paved trail. At Alico Road it's just a short jog to link with the John Yarbrough Linear Trail. South of Bonita Beach Road our trail is due to connect to the Paradise Coast Trail network in Collier County.

An all-volunteer group has formed to generate public support: Friends of Bonita Estero Rail Trail (BERT). At the website https://bonitaesterorailtrail.com, you can join a growing list of residents who want this trail! Once your name and email are added to the list, Friends of BERT will keep you informed of ways you can help demonstrate support.

Did you know?

- Lee County is among the ten worst areas for pedestrian and bicycling safety in the US. Trails are one solution for active transportation and separate pedestrians and cyclists from the traffic.
- All over the country, investments in trails are improving residents' health, quality of life, and property values. This recent report pulls together research from neighborhoods across the United States.
- The Lee County MPO has worked on solutions to common issues of safety and security for communities close to the Rail Trail. We will soon hear the study's recommendations and engineering ideas for affected communities.

The Bonita Estero Rail Trail will connect communities to each other, to businesses, and to more trails to the north and the south.

The Bonita Fairways Community Association board of trustees has endorsed this plan and would ask all members to become a friend of the trail.

There will be a meeting on January 18th at 9:00 AM at Bonita Springs City Hall on Bonita Beach Road to discuss this project. Please attend if you can, to show that the community is in favor of this plan.