Bonita Fairways Community Association

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Don Griffin
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De Murphy

FAIRWAYS NOTES

April 2022

Safety Committee Report by De Murphy, Chairman

GATE UPDATE – Barrier arms, RFID system, Tele-entry -- Gates and RFID reader have been installed. Andy has been working with Aharon of Gulf Breeze and Deana from New IQ to learn adding, deleting and changing owner's information in the new Lift Master CAPXL tele-entry system. Names in old entry system were never deleted or changed with new ownership so that needed cleanup first.

We have started installing the RFID stickers on owners' cars. To ease the flow, we are doing it by building number in the condos first, then by street in Carousel Cove and Natura. The RFID sticker is placed on the passenger side headlight. You will be notified by Gulf Breeze via e-mail for designated time to come to the Clubhouse.

If you go home before your building is scheduled for sticker installation on your car, you can mail the form back to Andy Colvin - Gulf Breeze, 8910 Terrene Court, Suite 200, Bonita Springs FL 34135. Upon your return, call and schedule installation or come to the Clubhouse during business hours, or Gulf Breeze can assist.

More information will follow, but there always will be a way for owners to get into the Community. Remember, the gates will remain open for 2022 due to

installation of new systems. The old gate bar code reader and the tele-entry system will be operative until all is tested and working properly.

Big thank you to Aharon, Dierdre and Andy for the great job they are all doing to assist us with this project.

Also, Denny and Jose's crew did a great job on the sidewalk going in and out of the main entrance. Looks very nice and a gate has been ordered. This was paid for by the Golf Course.

Thank you to everyone from the community who has been willing to step in and provide technical assistance. You help is very much appreciated!

Landscaping Committee Report by Johnnie Sims, Chairman

The Landscaping Committee members for the coming year will be Johnnie Sims from the Rosewood Pointe B condo neighborhood and Lisa Lynch from the Gardens of Bermuda Links neighborhood. If anyone wants to volunteer to assist with the landscaping duties, call Johnnie Sims at 239-248-0053.

The paver sidewalk from Bonita Fairways Blvd to the West Terry sidewalk has been completed. The landscaping on the west side of the walkway and the entry gate will be added at a later date. This should provide our residents with a safe entry and exit. Please use it.

The first survey of the Bonita Fairways community landscaping will be performed on April 14th. The tree trimming vendor will be contacted first week of May. As usual, we will be replacing all the dead or dying plants and filling empty spaces. The new plantings will be installed during the rainy season. Hopefully, all the construction on the West Terry berm will be completed in the near future and we can improve that area next year. We removed some landscaping on the median islands adjacent to the boulevard to help automobile drivers with visibility when entering and exiting the road. These areas will be replaced with sod, low growing flowers or ground cover. God willing, we will see everyone next season.
REMEMBER: A life spent helping others is a life filled with purpose.

Golf Club Report
by Denny Stewart, Chairman

The Golf Club ended the month of March at $73,787, total March $413,889. First week of April revenue was down $13,170 from previous week. This is expected as the season is winding down and seasonal residents are heading home. The league play will continue through April, and with fewer players there will be a continual downswing in the revenue, but hopefully, above revenue in April 2021. The Club had their second best week in March with sales of $86,957 --- 316 rounds per day. The club remained steady, at or above, 300 rounds per day through March.

The month of March comparisons

Year	March Revenue	% Change	2 year
Prior	$237,465		
2021	$275,687	16%	
2022	$352,628	28%	48%

The Golf Club achieved 16% increase in our first year over prior management. A 28% increase after renovations and 48% increase from prior management.

March Golf Rounds Total	Actual	Budget	Variance
Non-Resident	7,052	6,742	308
Resident	491	456	35
Total Rounds	7,543	7,200	343
March Revenue Total	Actual	Budget	Variance
Non-Resident	$312,896	$322,109	$(9,414)
Resident	$20,050	$19,655	$395
Total Revenue	$332,745	$341,764	$(9,019)
Golf Average Rate	Actual	Budget	Variance
Non-Resident	$44.34	$47.76	$(3.42)
Resident	$40.83	$43.10	$(2.27)
Food & Beverage	Actual	Budget	Variance
Food Sales	$6,763	$8,000	$(1,237)

Beverage (Alcohol)	$11,008	$9,000	$2,008
F & B Misc.	$1,314		$1,314
Total Revenue	$19,085	$17,000	$2,085
Other Revenue	Actual	Budget	Variance
Merchandise Comm	$798	$550	$248
	Actual	Budget	Variance
Total Revenue	$352,628	$359,314	$(6,686)

The golf bank account balance as of April 11, 2022, is $510,418.

On May 4th tree/shrub trimming will begin. This includes the main boulevard trees.

The start date for renovation of 4 bathrooms (2 pro shop/2 cafe), fixtures, plumbing, painting and cafe tile has not been finalized. Permitting is required, cost $53,500.

Order placed for necessary grounds maintenance equipment $95,325.
- 2 John Deere Fairway Mowers
- Turfco Debris Blower
- Greens Roller
- John Deere Greens Mower
- (3) Varticutters

Start date will be finalized on changing the current hydraulic irrigation system over to electronic. The course will stay open and golfing will not be disrupted during the changeover.

Tables and chairs in Cafe are in good condition so the tops will be revarnished and chairs reseated. The bar stools will be replaced; however, no suitable bar stools have been located as of yet.

The requested practice driving cages by the golfers have been evaulated. It was determined that the area next to Tee Box 10 is the best location for the practice driving cages. We are in the process of procurring quotes.

With good financial standing of the Golf Club, we not only paid off the $250,000 Line Of Credit (LOC), but paid $96,500 to the Master for the

grounds keeping equipment that was not included in the golf course purchase price. All was accomplished in 1st quarter 2022.

The Resident Scramble on April 2nd was a huge success, 80 players! Although the event is not a money maker for the club, it is a great event for the community. Spring and fall events are in planning stages for next year.

The newly decorated wall with the Bobcat photos is being admired by golfers and one of them quoted, **"The residents here must feel fortunate to have such a beautiful golf course and lovely wildlife."** This is a great testiment of how the Golf Club and community is being viewed by patrons.

Building Committee Report
by Bob Hemmerlein, Chairman

Amenity Center Update

Increasing the frequency of pool cleanings in March eliminated or greatly reduced the cloudiness of the water that we were experiencing. We are moving forward with planning for an additional master pool and increased deck space as part of the proposed master amenities project. This will take pressure off the existing pool and allow for overall better pool conditions for guests.

Received no reports of unruly guests at the master pool since early March. therefore, we determined there was no need for Pool Monitors as season comes to an end. We anticipate having Monitors in place for the beginning of 2023 season to ensure that pool guests are adhering to posted regulations, in particular, "NO SMOKING, NO GLASS BOTTLES" and address per protocol, any behavior that warrants attention. Their primary role will be to remind guests of our posted regulations. It is important to maintain an enjoyable and safe family atmosphere!

Engaged the services of Cintas to install new door mats at all entrances to the Clubhouse including two logo (bobcat with golf ball) mats inside the front entrance doors. The mats will be replaced on a bi-monthly basis in season and once a month the balance of the year. This service will insure we always have clean and safe mats. A good first impression as people enter the building.

Continue to have cars parked on the sidewalk between the Clubhouse and the Pickleball/Bocce Courts. If the limited parking spots are taken, park in the upper sections of the golf course parking lot and take the short walk down, keeping the sidewalk open for pedestrians. These are your neighbors and guests, which includes young children. Safety is the key issue!

Ordered new ceiling tiles to complete the replacement of water-stained tiles throughout the building. Hopefully, supply chain issues will not impact our order. Light fixtures will have new LED systems installed during the summer months.

Received multiple competitive proposals to address the conversion of one tennis court to four (4) permanent Pickleball courts replacing the temporary movable net system we have today. The remaining tennis court will be maintained (East side court) as is, with two movable pickleball nets and a new tennis net. The project would increase our number of courts from four (4) to six (6), which would increase playing time while reducing current wait time between matches.

We are averaging 30-35 Pickleball players per day, a log is maintained on a daily basis to document activity. Anticipate increasing numbers as new units are added and new owners of existing units are more inclined to play active sports, including pickleball, based on surveys we've seen.

Tennis courts are being planned with the amenity century buildout plans. Preliminary plans now are to have 1-2 Har-Tru clay courts. With those built, we can convert the second original tennis court to 4 permanent pickleball courts for a total of eight.

New clubhouse patio furniture was ordered in February, and we are awaiting arrival from the supplier. Supply chain issues have basically eliminated local inventory so orders must come from the manufacturer. Plan is to have in place this summer.

If you are heading North soon or reside year-round in our great community, have a great and safe summer!

Social Committee Report
by Sandy Roach, Chairman

The Social Committee ended the year with a BBQ pool party last Saturday. It was a wonderful way to say "Goodbye" to our friends that are leaving us for the season. As the saying goes, "A picture is worth a thousand words." See Pool party photos at end of newsletter.

President/Board Report
by Don Griffin

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

STREETLIGHTS -- Final easements have been being recorded, installation in about 4 months.

SIDEWALKS -- Final easements being prepared for recording. Reviewing costs for sidewalks installation and once streetlights are in, sidewalks can be installed.

CROSSWALKS -- More complicated than it appears, working with players to get them done ASAP.

SHERIFF PATROLS -- We heard back from the Sheriff's legal department. They are quite responsive and said it will move right along.

WALKING PATH -- Path along the fence to West Terry Street is nearing completion and looks great.

NEW GATE CONTROL SYSTEMS – See De's Report

AMENITY CENTER – See Bob's Report

LONG RANGE PLANNING -- With the new home construction moving along very rapidly, and with the need to increase pond size due to Natura' s request for a retaining wall, we thought it prudent to see if our expansion plans for new pools, courts, parking etc. might call for an additional pond expansion, due to the addition of more impervious surface. Dave Gage has taken the lead to get

a preliminary layout of what the expansion might look like so we could run by SFWMD to see what impact it might have.

Overlapping this effort is an ongoing discussion with David Schack and Ida Marchak. Ida is the Sales Rep for Natura, an owner in Natura and David's voting representative. She is spearheading the project to have a pool installed for Natura Residents. David, Ida and many of the Natura owners are in favor of a pool. Natura will contribute about 10,000 square feet of land and we will add about 20,000 square feet. This will provide space for the pool and parking. It will be paid for by Natura owners, current and future. Maintenance will be by Natura HOA. Dave Gage has negotiated with David Schack to have his construction vehicles for Phase III come in from Pine Avenue. Assuming no outright refusal by the city, which we do not expect, we plan to have this access road become a permanent driveway upon completion of Phase III that will exit to Pine Avenue through a gate.

Pool users need a second pool for the master. Owners would like the concept of a TIKI bar near the pool. In discussion, this would have a kitchen capable of providing hot lunches, such as burgers and fries, etc., as well as serving drinks.

Social Committee expressed a desire for an "event lawn". The outside venues have become popular with some limitations. They are not associated with a dinner and need a place to dance. We are looking at a terraced semicircular grading around a center stage. This allows people to place their chairs on slightly higher locations as you move back from the stage, providing good views for all in a more condensed space.

TIMING – Considering how long it takes to get things done, we have set a soft target date to begin construction of an amenity center July 2023. That means we should have the owner's approval by Nov 2022. This will be a material alteration and will require member vote through the voting representatives. The architect will prepare renditions that can be presented to the owners in a series of town hall meetings and mailings. Assuming we meet the July 2023 start date, the new amenity center will be ready for Season 2024.

SUMMER PROJECTS – We will be sealcoating Gardens and Carousel Cove roads as part of general maintenance paid for from reserves. Carousel Cove has voted to make their streets one-way in anticipation of construction traffic and traffic from Natura as they complete Phase III.

POOL RESURFACING – We will have Andy's Pool resurface the main pool and spa. It is everyone's desire that we keep this pool. It is expected to cost about $60,000 paid for from reserves. When all is accounted for, we will have about $50,000 left in reserves at year end. Tighter budget than we would like but will get replenished quickly in 2023. Additionally, we have the Line of Credit as backup. We expect to use about $100,000 of the line of credit for the golf club in 2022. That leaves about $250,000 as emergency contingency funds for use, if needed.

Optionally, we could postpone the resurfacing until 2023 and have it done in conjunction with the new pool. It is recommended that we use a geothermal system for heating and cooling the pool, taking heat from the pond water. If possible, this would eliminate the existing pools systems and tie it into the new pool. That will extend the pool life indefinitely.

FUNDING – We are still working on the best way to move funds from the Golf Course to the Master. Best option would mean no taxes have to be paid. Worst case is we pay 30% in taxes. Another unknown is how much additional revenue the golf course can generate. Under consideration is a $10 increase in the fee from $70 to $80. If a $10 across the board fee is implemented, it could generate about $260,000 in additional revenue, based on 26,000 rounds per year. Our only additional expense would be the 3%+/- credit card fee. We still have some deferred maintenance costs for the golf course in 2023; $160,000 in part 2 of the irrigation system and $120,000 for a new roof. When starting to amortize the $1,200,000 loan, annual payment goes from $47,400 to $118,176. This has already been put into the golf course budget.

Increased revenue from number of doors is also a factor.

Helpful information

REPAIRS AND MAINTENANCE
Right next to Lost & Found is a log sheet to list items that need attention. If you see something in the clubhouse that needs repair, list it here.

LOST & FOUND.
There is a basket in the library on the left as you enter. If you found something, leave it here. If you lost something, check here to see if it was found.

Volunteers Thanks to Nancy King for volunteering to manage the newsletter.

CCTV- There is 24-Hour Video Surveillance in most areas and all doors.

FOBS
If you need new or repaired fobs, come to the clubhouse on Mondays between 11:00 AM and Noon.

Café use – private party
If you want to reserve the café call Gulf Breeze 239-498-3311 Front Desk

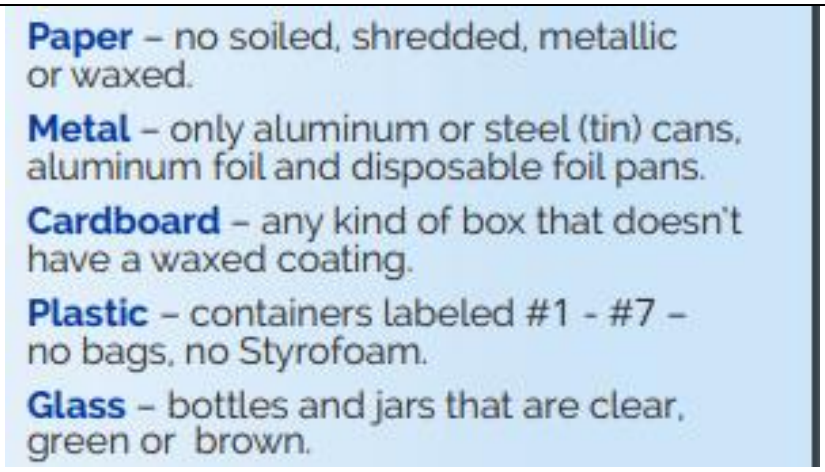
Bulletin Boards
No business advertisements are permitted. You can post a notice to sell or rent your unit, and people can post a notice looking to rent. No business cards for any services.

Tenant Access: You must provide your tenant with means to open the entry gates. If they are seasonal for 3 months, they need to get a sticker from Gulf Breeze. If for a month or two, you need to give them your 4-digit pin number.

Stickers We have started installing the new RFID sticker on cars. You can get them at the main clubhouse as your building number or street is scheduled. If you leave before you get a sticker, don't worry, you can mail form back or get your sticker when you return. This will eventually replace the window sticker you use now. The barrier arms are installed to eliminate tailgating. The tele entry system will be installed shortly. Old systems will continue to work until the new system is fully tested.

Dog Poop: Dog waste is toxic. It contains bacteria, viruses, parasites, and plenty of other components that pollute water systems. Be a good neighbor.

TRASH: With many owners returning, our trash dumpsters and bins are starting to overflow. Small steps can help a lot. Break down cardboard boxes. Call the number on sign for large item pickup. If dumpster is full, don't leave, walk to a nearby dumpster in your community. Please let your tenants know.



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