

**VILLAGES OF BONITA
MASTER ASSOCIATION, INC.**

**NOTICE
BOARD OF DIRECTORS' MEETING**

There will be a meeting of the Board of Directors of The Villages of Bonita Master Association
Villages of Bonita Clubhouse and via Ring Central
Thursday, April 23, 2026, at 6:00 P.M.

Draft Minutes

1. Call to Order, Establish Quorum & Verify Proof of Notice: Marty Maurinus called the meeting to order at 6:00 p.m. A quorum was established with Marty Maurinus, Dawn Vishey John Antman, and Jessican Woodward in person. Peter Trout via Ring Central. Notice was posted in accordance with Florida Statutes.
2. Approve Minutes – January 22, 2026: Jessica Woodward motioned to approve the January 22, 2026, minutes as presented. John Antman seconded the motion. All in favor, motioned carried.
3. Presidents Report: Attached and are a part of these minutes
4. Treasurer's Report: Saved thousands of dollars by getting the cleaning of the storm sewers quote from \$65K down to \$17K.
5. Director's Reports: Villas: Nothing much going on, next meeting is in May. Kentwood: Walked the neighborhood and some homes need to help getting cleaned up. Peter Trout will be the liaison for the ARC committee. Bermuda: Painting in progress, we are replacing the exterior lights, putting in bait stations to kill the termites. Condo: Would like to get the old coax cable boxes removed.
6. Landscape Committee Report: Pool project has been completed. Tree and shrubs trimming will start in May.
7. Irrigation Committee Report: Attached and are a part of these minutes
8. Facilities Committee Report: Attached and are a part of these minutes
9. Social Committee Report Attached and are a part of these minutes
10. Document Committee Report: Changes are being made and hopefully will get the 1st draft will go to the attorney soon.
11. Manager's Report: Attached and are a part of these minutes.
12. Project Reports
 - a. Online voting: We are ready to go with it and look for it when we vote next time.
13. **Old Business:**
 - a. Questions about the audit waiver were brought up in the annual members meeting. The 2025 financials are being audited this year. We voted to waive the 2026 financials being audited next year. Then the 2027 financials will be audited in 2028– complete
 - b. Court lights need fixed and numbered – complete: Work was completed.
 - c. Kentwood irrigation – complete: There was a leak in Kentwood and repaired. Every 3rd Tuesday irrigation checks are being done. We need help to walk around and identify any leaks and broken heads.
 - d. Oak trees' leaves filling up storm drains: Working with landscapers to keep leaves away from the drains.
 - e. Kentwood bridge needs painting: Getting quotes on getting the bridge painted.
 - f. Survey: Thank you to those who participated in the survey. Dawn Vishey motioned to use Survey Monkey and send an amenity survey to the community and to purchase a one-year subscription. John Antman seconded the motion. All in favor, motion carried.
14. **New Business**
 - a. Approve ARC applications: Dawn Vishey motioned to approve the 9392 Lake Abby Lane for Window/Doors ARC. Peter Trout seconded the motion. All in favor, motion carried.
 - b. MRTA (Marketable Record Title Act): Dawn Vishey motioned to submit the MRTA using the original declaration of covenants and bylaws. Jessica Woodward seconded the motion. All in favor, motion carried.
 - c. Pool filter tank proposal: Dawn Vishey motioned to approve the pool filter repairs for \$40K. Jessica Woodward seconded the motion. All in favor, motioned carried.
15. Resident comments
16. Next Meeting Date: TBD
17. Adjournment: John Antman motioned to adjourn the meeting at 7:27 p.m. Dawn Vishey seconded the motion. Meeting adjourned.

Heidi Bower, CAM

Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
(239)454-8568 Fax (239)454-5191

AGENDA

1. Call to Order, Establish Quorum & Verify Proof of Notice
2. Approve Minutes
3. Presidents Report
4. Treasurer's Report
5. Director's Reports
6. Landscape Committee Report
7. Irrigation Committee Report
8. Facilities Committee Report
9. Social Committee Report
10. Document Committee Report
11. Manager's Report
12. Project Reports
 - a. Online voting

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- b. Court lights need fixed and numbered – complete
- c. Kentwood irrigation - complete
- d. Oak trees' leaves filling up storm drains
- e. Kentwood bridge needs painting
- f. Survey|

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- b) MRTA (Marketable Record Title Act)
- c) Pool filter tank proposal

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17. Adjournment

Approve minutes

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2026

January 22, 2026 - Draft

VILLAGES OF BONITA
MASTER ASSOCIATION, INC.

NOTICE
BOARD OF DIRECTORS MEETING & BUDGET MEETING

There will be a meeting of the Board of Directors of The Villages of Bonita Master Association
Villages of Bonita Clubhouse and via Ring Central

Thursday, January 22, 2026, at 6:00 P.M.

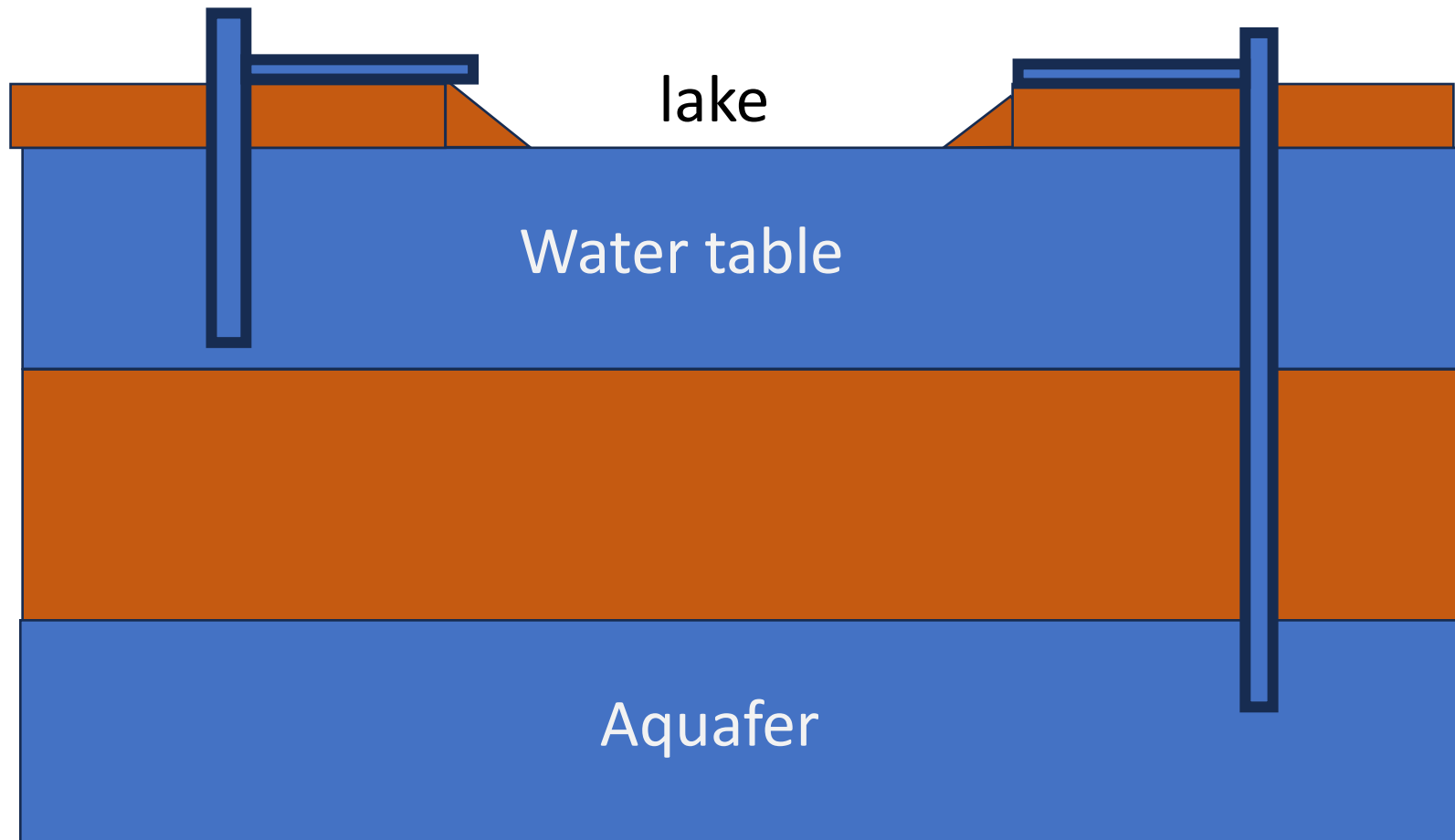
Draft Minutes

1. Call to Order, Establish Quorum & Verify Proof of Notice: Marty Maurinus called the meeting to order at 6:05 p.m. A quorum was established with Marty Maurinus, John Antman, and Jessica Woodward in person. Dawn Vishey arrived in person at 6:10 p.m. Peter Trout via Ring Central. Notice was posted in accordance with Florida Statutes.
2. Approve Minutes – November 5, 2025: John Antman motioned to approve the November 5, 2025, minutes as presented. Jessica Woodward seconded the motion. All in favor, motion carried.
3. Presidents Report: Attached and are a part of these minutes. Marty Maurinus motioned to discuss and vote upon a procedure change that will allow members to provide comments and feedback before a vote and to better manage the Resident comments portion of the meeting. Jessica Woodward seconded the motion. All in favor, motion carried. Marty Maurinus motioned to discuss and vote upon a procedure change that will shorten the response time by not waiting until the next board meeting to post the documents for Master Meeting Minutes, Annual Member Meeting Minutes and Ring Central Master Board Approval. Peter Trout seconded. All in favor, motioned carried. Marty Maurinus motioned to discuss using the board for the storage of holiday decorations, we are running out of storage space in the shed. I recommend using the guard hut for storage and like the shed purchase a dehumidifier and for the yard. Dawn Vishey seconded. All in favor motion carried.
4. Treasurer's Report: Recently received the end of year financials and plan to review them to see where we landed with the 2025 budget. I year end and am excited to see the budget shake out for 2026, our accounts look healthy at first glance of the December financials. We'll get them posted to the website shortly too.
5. Director's Reports: Jessica Woodward reported that the Villas had their meeting on Tuesday this week, the board voted against placing an amendment for voting on the removal of the roof reserve to the community at their March meeting. The residents still have the opportunity to petition for the community to hold the vote either at the annual meeting or at any other regular or special meetings throughout the year. Most residents were not concerned about living more in the past and some of the results of their vote before voting on the actual amendment. Matching was completed in the Villas last week and looks great, we plan on making that a seasonal project in the Villas. John Antman reported that Bermuda is focused on painting color patterns. There are several patterns for the 200 outside lights. Both projects will be a member vote. March the annual meeting will be held, with there will be two (2) open spots. Dawn Vishey reported that they attempted to do an irrigation check. A valve was stuck and was rescheduled.
6. Landscape Committee Report: Attached and are a part of these minutes.
7. Irrigation Committee Report: Lee Randall discussed water usage. Report is attached and are a part of these minutes.
8. Facilities Committee Report: Attached and are a part of these minutes.
9. Social Committee Report: Attached and are a part of these minutes.
10. Document Committee Report: Attached and are a part of these minutes.

Member meeting minutes posted.

<https://www.villagesofbonita.info/notices/2026/3.26.26%20Annual%20Mtg%20Draft.pdf>

Presidents Report - Water table



President's report continued

Pavement repairs complete, will evaluate every year



President's report continued

Repaired club house front door



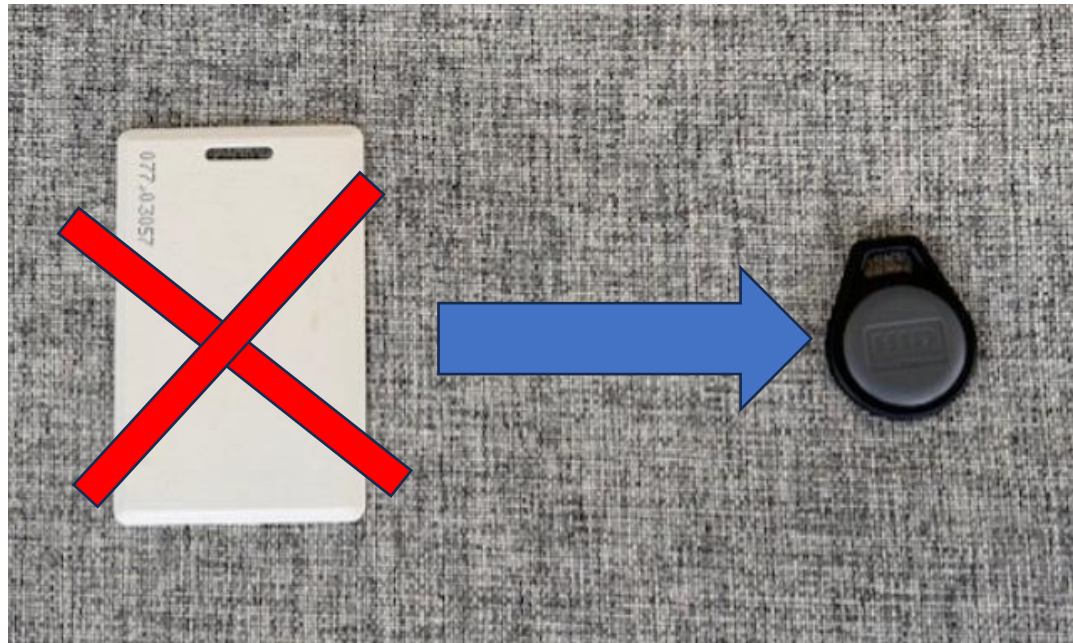
Installed handicap latch on side door



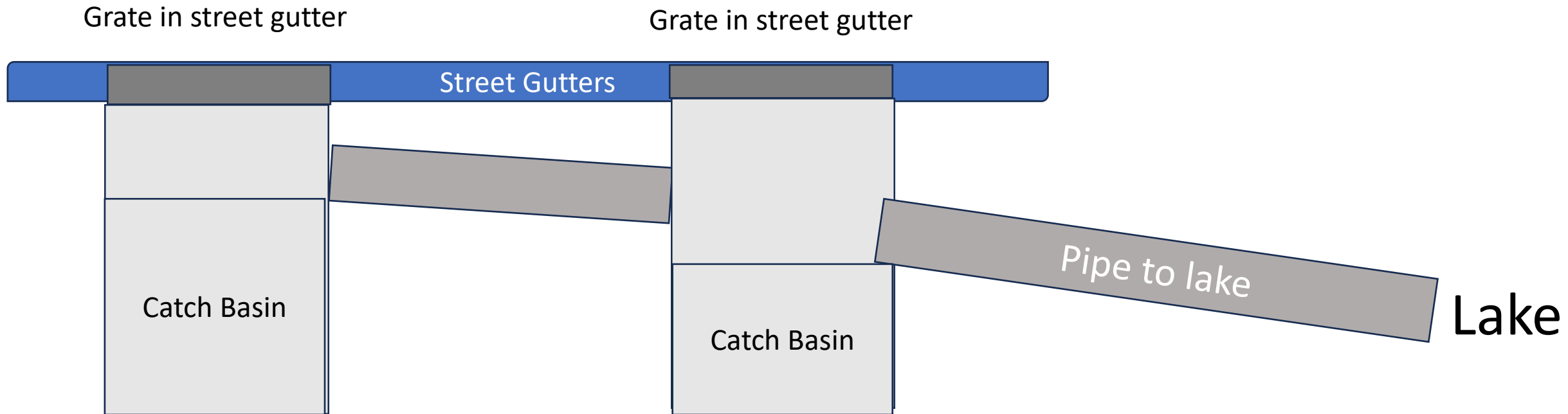
President's report continued

Club house door controller change complete. Throw away white cards.

Concerns about club house not being locked at night, any motion after 10:15 PM sends out a notification, option to voice contact or alarm.



Storm Sewer Cleaning and Drain Example



Storm Sewer, map we generated

68 drains and or manholes



First quote

We propose to furnish a crew and all necessary equipment to clean and desilt 102 structures and roughly 8,152LF of connected pipe at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,700.00 Per Day)	16 day(s)	\$43,200.00
Support Truck	(at \$405.00 Per Day)	16 day(s)	\$6,480.00
Disposal Fee (Includes travel)	(at \$500.00 Per Truck Load)	16 truck load(s)	\$8,000.00
Easement Machine	(at \$875.00 Per Day)	1 day(s)	\$875.00
Dive Crew- 4 man certified	(at \$3,750.00 Per Day)	1 day(s)	\$3,750.00
Environmental Fee	(at \$40.00 Per Day)	16 day(s)	\$640.00
Fuel Surcharge (Vac & Support Equip.)	(at \$90.00 Per Day)	16 day(s)	\$1,440.00
ESTIMATED TOTAL:			\$64,385.00

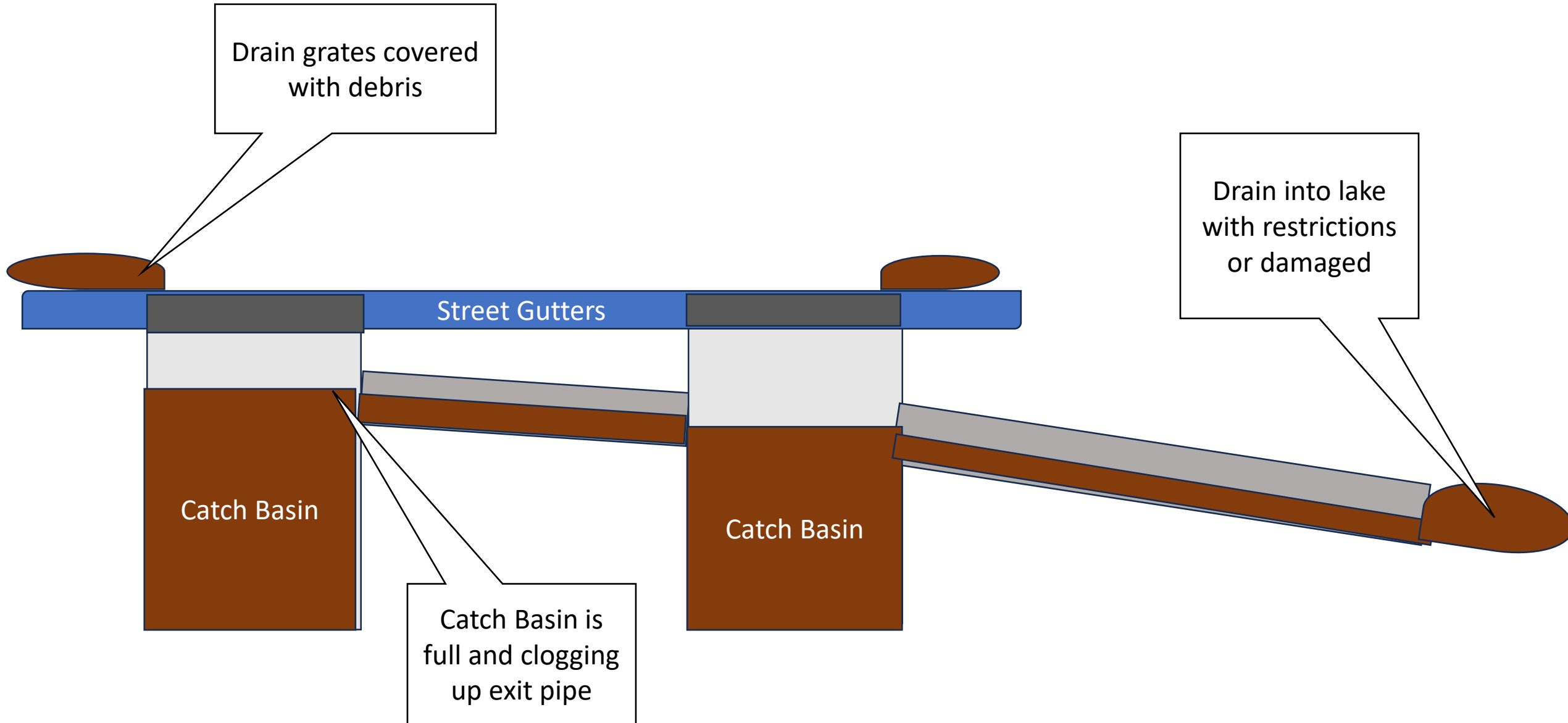
Second quote, after measuring all drains, quote to clean only those that needed to be cleaned

We estimate the cost to complete the job will be: **5 Days Vac Truck , 1 Day Mini Excavator**
Total Cost - \$25,500

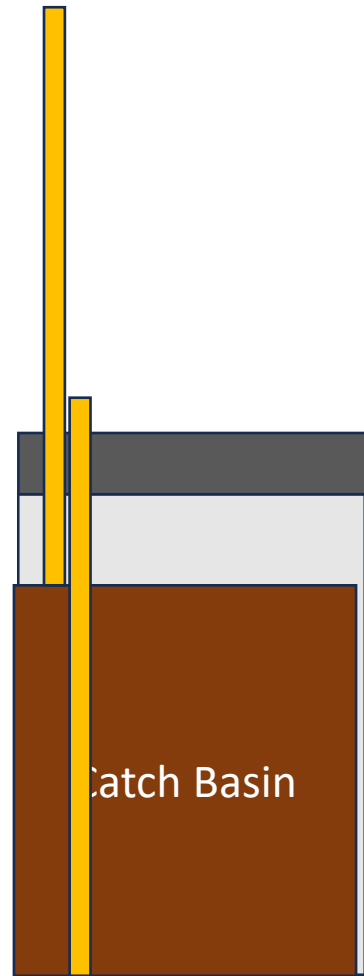
Third quote, after measuring all drains, quote to clean only those that needed to be cleaned

Jet-Vac Equipment	(at \$2,700.00 Per Day)	5 day(s)	\$13,500.00
Disposal Fee (Includes travel)	(at \$500.00 Per Truck Load)	5 truck load(s)	\$2,500.00
Easement Machine	(at \$875.00 Per Day)	1 day(s)	\$875.00
Environmental Fee	(at \$40.00 Per Day)	5 day(s)	\$200.00
Fuel Surcharge (Vac & Support Equip.)	(at \$100.00 Per Day)	5 day(s)	\$500.00
ESTIMATED TOTAL:			\$17,575.00

Problems with storm drains



How to measure debris in basin



How to measure debris in storm drain







Leaves flowing down gutters into catch basins



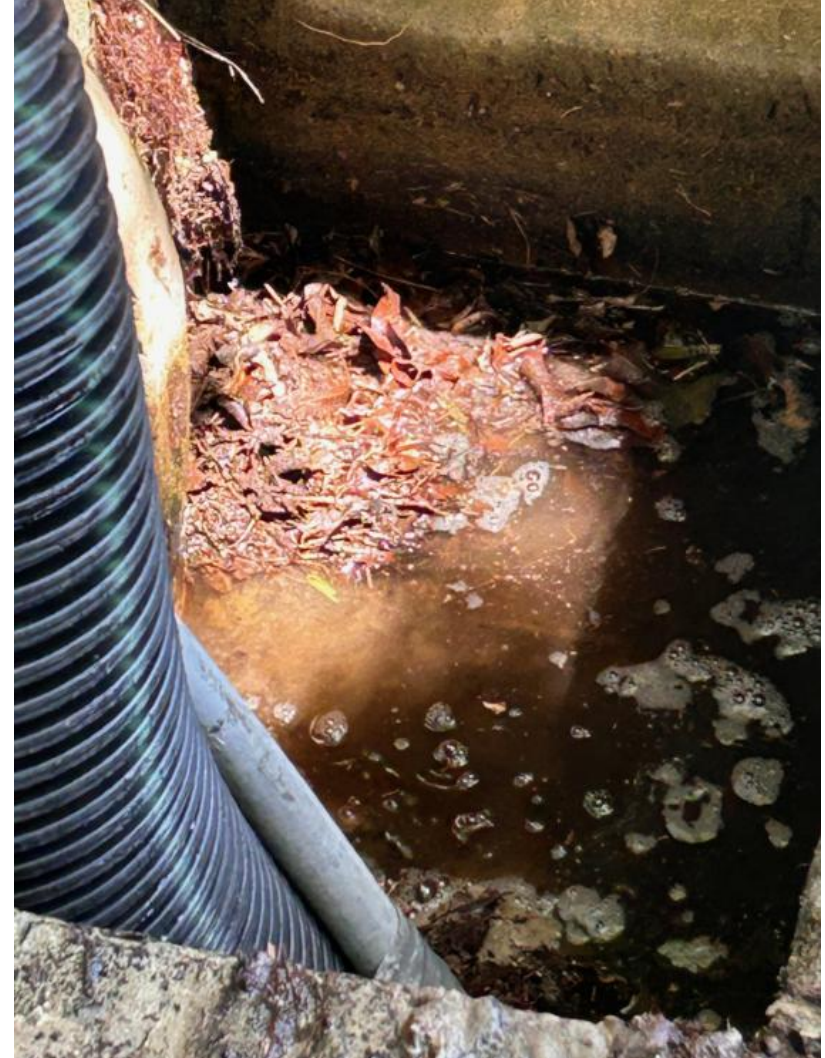
Drain grates covered with debris



Catch Basin is full restricting exit pipe



Catch Basin is full restricting exit pipe



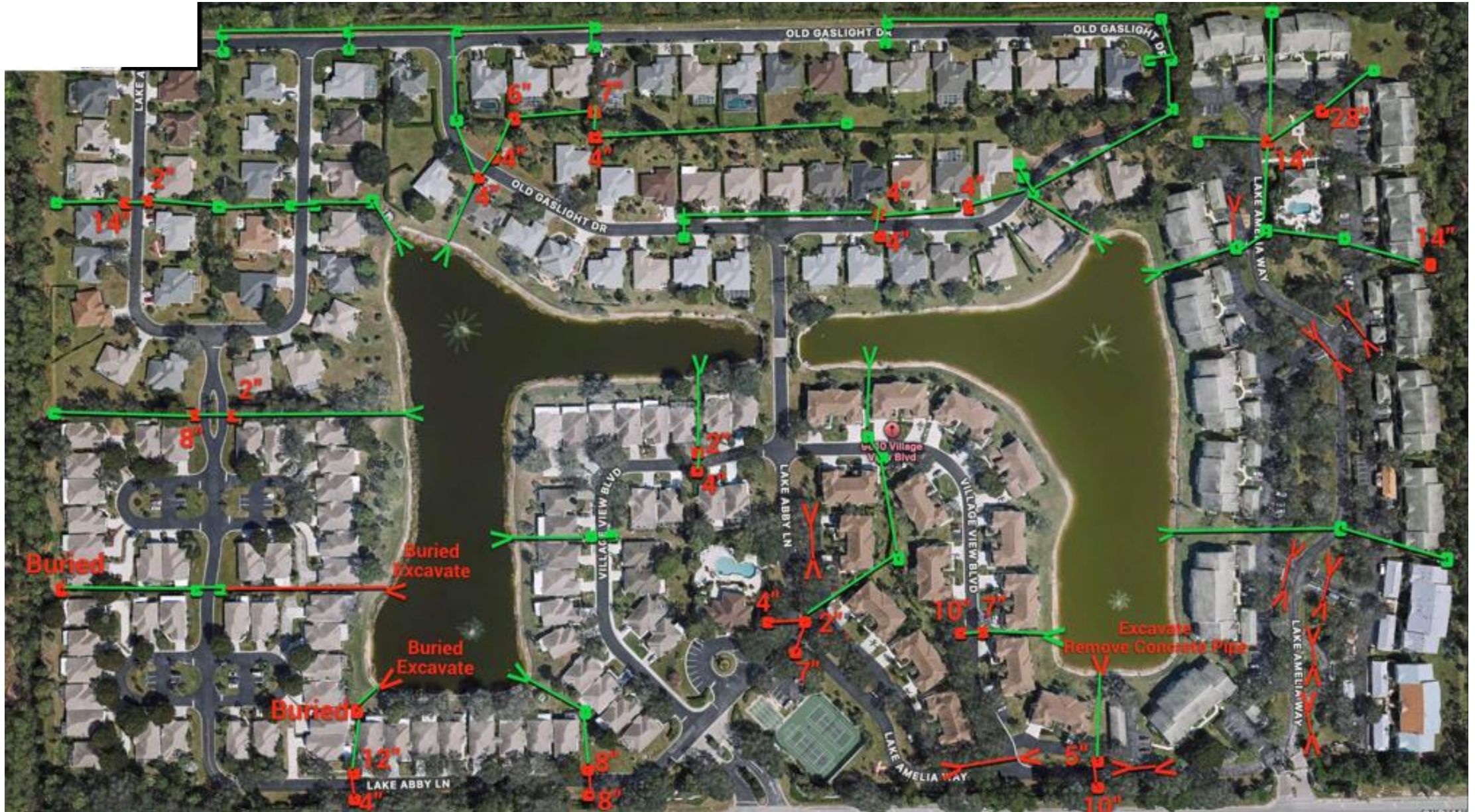
Drain into lake with restrictions or damaged



Found a drain that was buried



Map used for cleaning



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Facilities Committee continued

Thank you Ron Nowry for power washing the wall in the pool area

Thank you Bruce Welsh for painting the wall



Thank you Lisa Alexoff and Ron Nowry for finding and repairing the water leak.



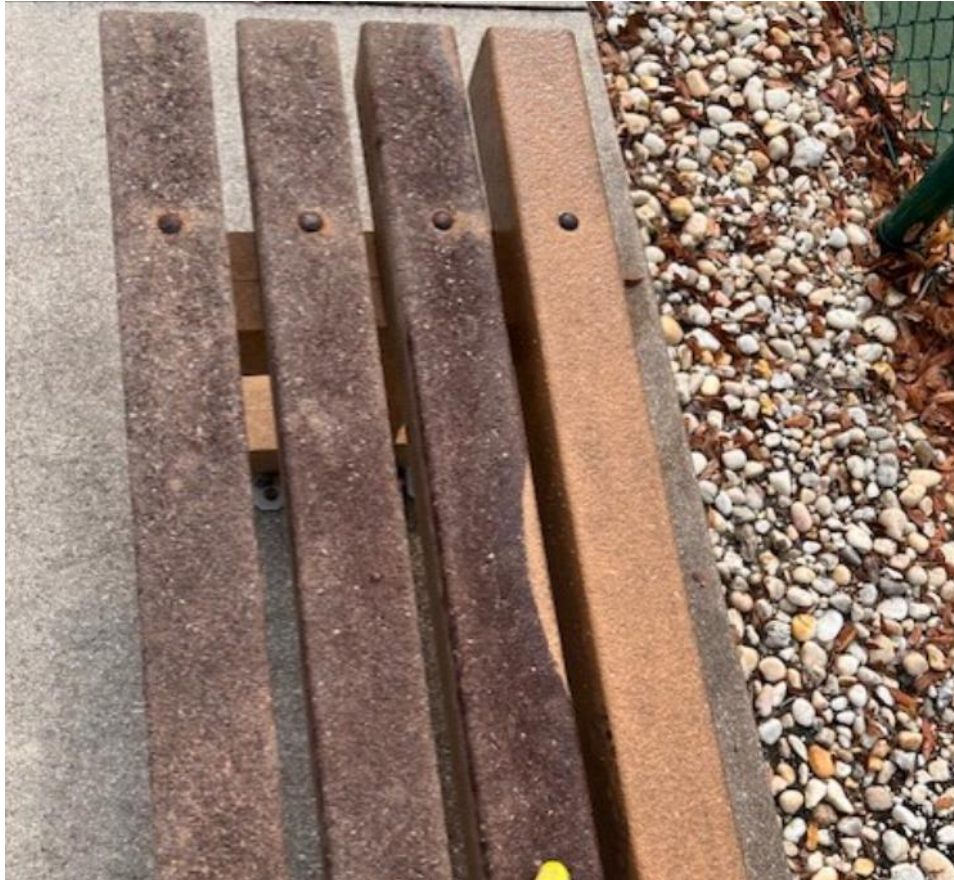
Facilities Committee continued

Power washing front entrance, shuffle board courts and drive in front of club house



Facilities Committee continued

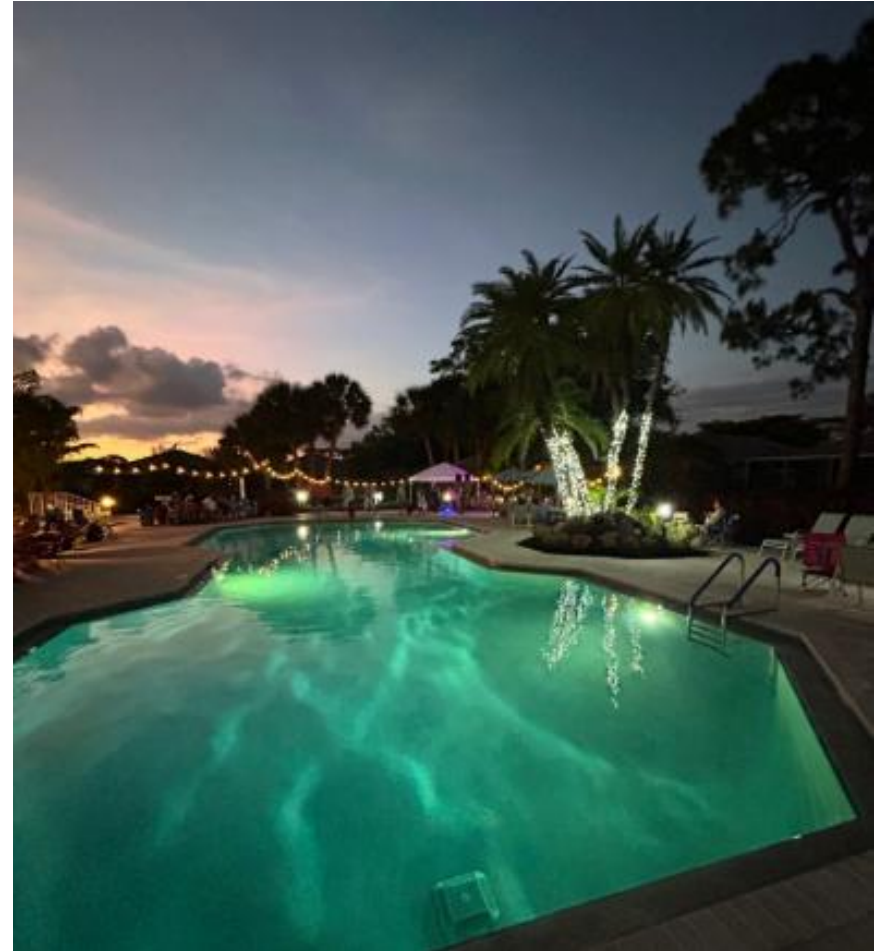
Shuffle board benches



Side walks



Social Committee



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- b. Court lights need fixed and numbered – complete
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14. New Business

- a) Approve ARC applications
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- c) Pool filter tank proposal

15. Resident comments

16. Next Meeting Date: TBD

17. Adjournment

The Marketable Record Title Act (MRTA)

October 24th this year is the 30 years from the date our VOB original Declaration of Covenants was recorded.

If you pass this 30-year mark without taking action, our covenants are "extinguished."

Under Florida Statute **§720.303(2)(e)**, the Board is legally required to discuss MRTA at the first **board meeting** following each annual meeting.

The Marketable Record Title Act (MRTA)

The board has decided to submit the MRTA application using the original declaration of covenants and bylaws. This provides the quality time needed to update our documents with the following steps;

- Committee to finish reviewing word for word
- Send back changes to attorney
- Attorney makes changes, returns second draft
- Committee reviews second draft
- If approved presented to board for approval
- If additional changes, third draft
- Approved draft presented for membership vote

The updated covenants and bylaws will be voted upon by the VOB membership.

Any questions by those in attendance before the board votes to apply for MRTA application?

Pool filter and heater repairs





Pool filter and heater repairs

#	problem	solution	cost	comments
1a	pool filter tank leak	Colonial Pool, replace complete system	\$108,420	costly repair, requiring a crane, long pool down time
		VAKPAK, replace complete system	\$120,000	
1b		Move filter out of tank, relocate sand filter above ground	\$31,200	tank does not need to be emptied to replace filters.
2	broken hinges on both pool and spa covers	Replace pool and spa cover hinges, total of 8 hinges	\$1,800	covers can be difficult to close
3	The pool does not have automatic chemicals controls, the spa does,	Add auto chemical controllers with filter tank repair.	\$4,880	needs more research
5	Pool heaters not properly plumbed, less efficient	Re-pipe the three pool heaters	\$2,800	more efficient
6	Current old technology pump is not efficient	Variable frequency pump can save % on energy bill, pump runs 24-7	\$11,650	questionable efficient improvement justifying the investment
replace fence, gate, landscaping and contingency			\$4,000	
			\$39,800	

Pool filter and heater repairs continued

We are meeting with Mid County Pools to discuss options, Eric does not recommend moving the filter.

The only purchase we are for certain going forward is the hinges, the moving of the filter and re-piping the heaters will depend upon the discussion with Eric.

I am seeking approval should after we talk with Mid County Pools, Eric, we decide to move the filters out of the tank.

We must take corrective action to protect the water line in the walk way.

Any questions by those in attendance before the board votes?

Residents' comments.

Please limit to three minutes

Irrigation Committee - Master Board April 2026

As of April 21, 2026, Villages of Bonita continues to experience Extreme drought conditions (D3). Following an exceptionally dry 2025—the driest in 25 years in our area—the region has seen severely below-average rainfall. There has been minimal rain year to date in 2026. The ponds water levels continue to say below the point it is necessary to turn off the fountains and reduce irrigation to once per week for all locations except some new plantings in Bermuda Park. Irrigation for the new plantings in the pool area are the exception.

The South Florida Water Management District (SFWMD) has issued a Water Shortage Warning due to declining water levels in the Lower Tamiami aquifer.

The lake levels will continue to be monitored to determine when fountains and irrigation can return to normal. As of April 21, there is still not been adequate rain to return the fountains and pumps to normal usage. The rainy season will hopefully start up again in May and alleviate the extreme drought conditions.

Pump usage for March 3 to April 2 was 1.554 million gallons.
Our 12 month running pumpage is at 33.84 MG of our 40.46MG allowance.

If you notice issues with the irrigation at Bermuda Park, the Coach Homes, or Kentwood, please contact Heidi at Pegasus so the matter can be directed to the proper people. If you are in the Villas, please contact Stephanie at SAK Mgmt. We look forward to continuing our best efforts to meet the irrigation needs of our community.

Please remember that the Master Association's responsibility in Kentwood extends only to the solenoid valve. Any sprinkler head issues are the responsibility of the homeowner and must be maintained. If it is noticed that a Kentwood residence has broken heads that are wasting water, the homeowner needs to remedy the situation or that zone may be removed from the irrigation schedule until such time as it is repaired.

Respectfully submitted,

Stephen Imbrock
Irrigation Committee Member.

To: Master Board of Directors

From: George Alexoff, Social Committee Liaison

Date: April 23, 2026

Subject: April 23, 2026 Social Committee Update

The social committee met a few weeks ago to finalize plans for the upcoming events scheduled for November and December of 2026 and February and March events for 2027.

- There will be a fall community event with music on Saturday November 7th at the Bermuda Park Cabana.
- Holiday Decoration set up will be done the week of November 9th
- The December Jingle Mingle is scheduled for Saturday December 12th. The committee is very excited to add a few fun twists to this successful event.
- On February 6th we will be hosting a community concert and food event at the Clubhouse and Pool Area. Our very own George Standish will be returning with his wonderfully entertaining band Rock Nation.
- On March 20 we will be hosting another community concert and food event at the Clubhouse and Pool Area. One Night Stand has been secured for this event.
- This Saturday April 25, 2026 our Very Special DJ, Dave Ives has offered to spin some tunes before he heads home. So we are hosting a last minute pool party starting at 2:00 P.M.
- Would welcome one off events if we have individuals who could volunteer to coordinate.



Managers' Report

April 23, 2026
Heidi Bower, CAM
Pegasus Property Management

- There is one owner that is past due on the first quarter assessments. Three other owners owe late fees. Total due is \$711.59.
- The Annual Meeting was held at the Estero Elks Lodge on March 26, 2026.
- Vickie James will be taking over as your community manager until Pegasus finds a replacement as this will be my last meeting with you. My last day will be May 1, 2026.

ARC Approvals:

- 9392 Lake Abby Ln – Windows/Door