

MRTA special meeting minutes July 29, 2026

1. Meeting called into order at 6:01 PM, in attendance were Vickie James (Pegasus), Dawn Vishey, Jessica Woodward, John Antman, Peter Trout and Marty Maurinus
2. Proof of notice of meeting at least 7 days prior, thank you Vickie and Olivia for sending notices out over two weeks prior to this meeting.
3. The April master board meeting minutes were not available on the VOB web site, the meeting was held on Heidi's 2nd to last day and we had a mis communication as to who was posting on the web site in draft form. Since the minutes didn't get posted in draft form we will not vote to approve in this meeting. I have the meeting minutes for the special meeting in May which the decision was made to change from Ocean Blue to Colonial Pool and Spa for the pool maintenance. We will post the minutes in draft form and approve them in the next master board meeting.
4. New business
 - a. I am going to provide some back ground information before reading the vote statement.
 - b. Under Florida Statute **§720.303(2)(e)**, the Board is legally required to discuss MRTA at the first board meeting following the annual March member meeting. In the April board meeting the master board members unanimously voted to approve applying for MRTA using the existing covenants and bylaws.
 - c. Consideration and vote on the following Statement of Marketable Title Action

Vote Statement

The Association has taken action to ensure that the following covenants and recorded instruments, as may be further amended from time to time, currently burdening the property and each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. The following covenants or restrictions affecting the community which the Association desires to be preserved from extinguishment are as follows:

Master Declaration of Covenants, Conditions and Restrictions for Villages of Bonita recorded on November 1, 1996 at Official Records Book 2759, Page 2375 *et seq.*, of the public records of Lee County, Florida;

Amendment and Restatement of Bylaws of The Villages of Bonita Master Association, Inc. recorded on October 18, 2016 as Instrument #2016000220446 of the public records of Lee County, Florida;

Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Villages of Bonita and Amendment and Restatement of Bylaws of the Villages of Bonita Master Association, Inc. recorded on July 1, 2025 as Instrument #2025000177578 of the public records of Lee County, Florida.

Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about October 15, 1996 – previously unrecorded].

Amended and Restated Articles of Incorporation of The Villages of Bonita Master Association, Inc. [created and adopted on or about February 13, 1997 – previously unrecorded].

Do any master board members want to ask questions or make comment before the vote?

Please appreciate this meeting is for MRTA topic only. Do any members attending this meeting have a reason why this vote for the MRTA application should not be approved?

The Master Board Members Dawn, Jessica, John, Peter and Marty all voted in favor, vote passed.

Dawn, Vickie and I will meet with a Notary Public to certify that preservations of the Master Covenants were duly approved by at least two-thirds (2/3) of the members of the Board of Directors at a Special Board Meeting held on July 29th, 2026. The application will be returned back to the LAW Firm of GrayRobinson for processing.

Thank you for attending, A motion for adjournment was made by Jessica and 2nd John.

Meeting adjournment at 6:11 PM