



## Special Online Edition

June 27, 2011

*Following is a letter from the Bonita Bay Community Association Board of Director following signing of the agreement between Bonita Bay Group and Homeowners Turnover Committee*



Community Association, Inc.

June 22, 2011

Dear Neighbors,

The resident-only Board of Directors of the Bonita Bay Community Association (BBCA), elected in November, and the Homeowners Transition Committee (HTC) announce that agreement has been reached with Bonita Bay Properties, Inc. (BBPI) and that control was transitioned to your new Board on June 22, 2011. We appreciate your patience and understanding during this lengthy discovery and negotiations process. The Board will provide you updates as they get more involved in the current and future

policies of the Association. A town hall meeting will be held late this year to discuss the results of the negotiations process.

The Board expresses its deep appreciation to the HTC for their countless hours of meetings and serious discussions about critical issues, and extraordinary patience with frustrating and sometimes puzzling dilemmas. Each member contributed mightily with their diverse opinions and distinct areas of expertise. When you can, please join us in extending your thanks to Chair Carol Markey, Roger Brunswick, Rich Dell, Lance Johnson, Ken Mack, Bruce Mohl, Phil Otero and Larry Russell. The delay in turnover does not reflect the quality or quantity of their effort and dedication.

Because Bonita Bay was developed before statutory changes about turnover criteria, BBPI was not required to turn over control at 90% build out (like The Brooks, Mediterra, etc.). Our turnover was thus a voluntary action, under the **unilateral** control and discretion of the developer. BBPI had the right to propose and make substantial changes to the governing documents for the Bonita Bay development, forcing the HTC to negotiate modifications that attempted to reflect fairer treatment to both BBPI (until build out) and the eventual resident-controlled BBCA. The HTC achieved major successes and has provided residents with reasonable balance in the revised documents. Until build out, BBPI retains rights critical to it, but because of the HTC, the Board understands all the issues and can address them if necessary.

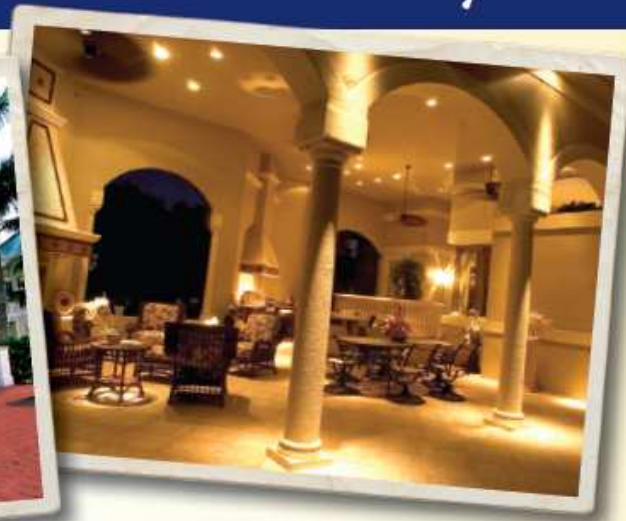
The results of the turnover effort can be reviewed in revised documents that will be posted on the BBCA website shortly. Among highlights the HTC recognized or achieved are appropriate access policies, adequate irrigation water, transfer of deeds to BBCA, sufficient Reserves, permit accommodations, storm water control structure repairs and mutual comforts about the limited remaining parcel development.

The Board believes the Association's financial condition to be sound. The 2011 Budget is on track as of April, 2011. Because residents already own BBCA, there will not be any additional cash required to complete the transition, although assessments will be evaluated annually. The last engineering study shows Reserves appearing to be adequate, although capital repairs are likely to increase as assets age. We have a new accounting and audit firm, and have retained competent legal counsel. For now, the Board will keep the current human resources and payroll organization, and will be reviewing the Employee Handbook and benefits to assure we can attract and retain high quality employees.

Additionally, the Board plans to tackle a number of policy issues, including long range plans, relationships with the Club and the Marina Club, hurricane preparedness and enhancing communications and transparency. Our meetings will be open to all residents and the plans for our first official meeting will be announced soon.



# You've heard it from us... Now see what our clients say



Progressive gets five stars from us. Thanks for a job well done." – **Bryan & Ann M, Estero - 2010**

"Dear Progressive Builders Family: Tom and I can't wait for the "winter season" when we will enjoy the new addition every day! You have been a wonderful team to work with!"

– **Tom & Michale C, Bonita Bay - 2006**

The quality of the work was most important to us but the fact that you gave us a time schedule and stuck to it was important. We love everything!"

– **Barbara & Larry W, Bonita Bay - 2003**

We were thrilled that we could handle everything from our home in Virginia and that our project was completed not only on time, but ahead of schedule! We would highly recommend Progressive Builders to everyone!"

– **Geoffrey & Magda G, Stafford, Virginia - 2010**

"From start to finish all contacts with Progressive Builders were positive, professional and a pleasure.

– **Norm & Pauline R, Bonita Bay - 2010**

"Without doubt one of the best builders I have experienced both in the USA and in Europe"

– **Michael & Lynne, Sanibel - 2008**



**P**rogressive Builders, Inc. is a professional Design/Build remodeling company located in Fort Myers, FL. Our work areas include Lee & Collier County which include Fort Myers, Estero, Bonita Springs, Naples, Sanibel & Captiva islands. Our ability to complete local projects for out of town owners has earned us a solid reputation in the market place.



**Progressive Builders, Inc.**  
DESIGN/BUILD REMODELING

(239) 939-5411 • Fax (239) 939-3477  
Visit our web site at  
[www.progressivebuilders.com](http://www.progressivebuilders.com)



LIC# CGC 059261

In between meetings, we think most of your questions and concerns can be responded to by our Manager and her staff. However we invite you to let us know of issues that are important to you, and welcome your contact. Thank you for your patience as we move forward, for your understanding of the tasks before us, and for your confidence.

Sincerely,

For the Board of Directors

Stephen Aronson - President  
David Eckrich - Vice President  
Rod McKenzie - Secretary  
Jerry Fournier - Treasurer  
Larry Russell - At Large

For the Homeowners Transition Committee

Carol Markey - Chair  
Roger Brunswick  
Rich Dell  
Lance Johnson  
Ken Mack  
Bruce Mohl  
Phil Otero  
Larry Russell

*(Editors Note: We owe the members of the Homeowners Transition Committee a huge dept of gratitude for their tireless dedication to resolving this major issue for the betterment of the community. Good luck to the new Board of Directors)*

---

### *Candidates Throw Their Hats into the Ring*

Two Bonita Bay residents have announced their candidacy for the District 4 City Council Seat currently held by John Spear.

Peter Simmons, Riverwalk and Roger Brunswick, Cracker Cove, will both be vying for the position. In addition to the two BB residents, Wesley Norris, an original member of the Bonita Springs Zoning Board has also indicated his desire to run for the soon-to-be-vacant Seat.

There is also the possibility of two other people running but they have not yet filed.

The election is scheduled for January 31, 2012 and the total voter enrollment is just under 6,000 people. Formerly, a candidate, to be declared the winner, needed over 50% of the vote; but now the person with the most votes (plurality) is the victor.

Please let us know at [BayWatchLetters@aol.com](mailto:BayWatchLetters@aol.com) if you have any questions for the candidates which we will pose to them in the upcoming months.

---

The location will enthrall you.  
Our prices will convince you.

# OWN THE VIEW

**Esperia and Tavira sky homes IN BONITA BAY: WORLD-CLASS COMMUNITY WITH MEMBER-OWNED CLUB**  
Five championship golf courses · Fitness, tennis, swim centers · Gulf access marina · Waterfront parks, walking trails · Private beach park

26951 Country Club Drive, Bonita Springs, FL 34134  
Call 239.495.1105 or visit [BonitaBay.com](http://BonitaBay.com)

EXCLUSIVE REPRESENTATIVES

Premier | Sotheby's  
INTERNATIONAL REALTY

OVER  
45  
YEARS

THE LUTGERT COMPANIES.  
STRONG FOUNDATION.  
LASTING VALUE.



OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LEASEE. Prices subject to change without notice. Membership may be required for full use of select Bonita Bay amenities. Sotheby's International Realty and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated.

*Bonita Bay Club*  
*Executive Chef Search*



June 20, 2011

Dear Bonita Bay Club Member:

The Club and Executive Chef Xavier Duclos have agreed that he will step down immediately and seek other opportunities. After careful consideration of our long-term challenges and desirable direction of club dining at Bonita Bay Club, we felt that this was in the best interests of the Club.

A professional search for a new Executive Chef for Bonita Bay Club will begin immediately. Our goal will be to have a new Chef in place well before the winter season begins. In the meantime, Executive Sous Chef Erin Wyman will oversee our kitchen operations. There will be no disruption to club foodservice and dining this summer.

I will update the membership as to the status of the search as useful information becomes available.

We thank Chef Xavier for his service to Bonita Bay Club for the past 5 years. We offer our best wishes for his continued success.

Sincerely,

A handwritten signature in black ink that reads "Daniel Miles".

Daniel Miles, CCM  
General Manager

508-942-8063

---

***Problem Solved!***

To: Bay Watch News

Subj: "Dead Spots" On the East Courses

To the Editor,

Got a call from Mike Weiler re: the lack of communication on the Sabal back nine. He said a new communications tower has been installed and other changes made and the dead spot has now been eliminated.

Dick

---

## *Classified Ads*

### **NEW**

Wanted: Single Family Home in Bonita Bay in exchange for Villa in Bonita Bay. Excellent opportunity for someone wanting to downsize to a maintenance free villa: 1 story, 2br/2ba+den, 2car garage, screened/covered porch and large enclosed backyard. Contact owner by phone for more info (239)240-9788

### **NEW**

Rental: Ocean City, Maryland 2 BR, 2 BA, Ocean Front. View VRBO.Com # 344417. Call 239 992 8441

### **NEW**

Condo For Rent: Spectacular Luxury High Rise In The Award Winning Gated Community Of Bonita Bay Just North Of Naples. Located On The 7th Floor Of Vistas Condominium With Fabulous Estero Bay Views; 3 Bedroom, 3 Bath, With Large Wrap Around Screened Lanai; Gulf Views From Lanai And Windows; 2 Parking Spaces In Indoor Garage; Designer Decorated And Very Attractive. CONTACT: 312-375-6059

### **NEW**

Hardly used de-humidifier for the Garage for sale. It will be available for purchase on July 1, 2011. Price is \$125.00. Call 404-0677

### **NEW**

Chesapeake Bay Cottage in Historic St. Michaels (Maryland) For Sale or possible exchange for single family home in Bonita Bay. Fully renovated, turnkey 3bedroom/2bath cottage completely furnished with nautical ambiance. See photos on [www.homeawayrealestate.com](http://www.homeawayrealestate.com) Contact owner by phone (239)240-9788 for more information.

---

### *Your Vote Counts!*

*As of this Date, Almost 700 Members*

*Have Weighed in On the Bonita Bay Club Survey.*

*Don't Miss Your Opportunity To Express Your Thoughts and Ideas*



Dear Bonita Bay Club Member:

Bonita Bay Club has had a terrific first year. We are excited about the progress made towards enhancing your Club experience through improved service and quality.

As previously communicated, a number of goals have been established for this summer based upon observations recorded this past season. In the ongoing effort to more closely define operational priorities, member input is essential.

As a result, we are asking all Bonita Bay Club Members to participate in this year's operational performance survey.

Your willingness to complete this survey is appreciated. The results will provide your management team with valuable and timely feedback to be utilized in the planning and programming activities for next season.

Please be reminded that your answers are strictly CONFIDENTIAL (no one at the Club will see your individual answers). A summary only of the results will be included in the report and returned to me.

Spouses are also asked to participate by taking the survey separately. A separate survey will be sent to all spouse e-mail addresses we have on file. If only one e-mail address is on file in the Club office, please complete the Member Survey and ask your spouse to access their survey through the spouse link located at the bottom of this e-mail.

Thank you for your help with this important activity. We look forward to serving you and to making the 2011/2012 season even better.

Sincerely,

Daniel R. Miles, CCM  
General Manager

***(Editors Note: If you have not received the survey, contact the Bonita Bay Club at: 239-495-0200.)***

-----



**\$50 OFF**  
Shower Door  
SW FL locations only  
Call for details

MR SHOWER DOOR  
*M*  
frameless showerdoor specialist

NAPLES SHOWROOM 13500 N. Tamiami Trail (239) 596-3255 msdoorfl.com  
Hours: M-F 9-4:30 Sat 10-2  
State Certified #SCC131150191