



# BONITA BEACH CLUB

Bonita Beach Club Association, Inc. ("BBCA")  
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## Our Official Documents:

- Declaration of Condominium of Bonita Beach Club
- Articles of Incorporation of Bonita Beach Club
- Bylaws of Bonita Beach Club Association
- Rules & Regulations of Bonita Beach Club Association
- Other: Resolutions; Grant of Easement; Process/Policy Explanations

We are also governed by Florida Statutes, [Chapter 718 Condominiums](#), which are reissued yearly to reflect any amendments made by FL legislative sessions.

## How to read this index:

This index names the files/documents numerically based on their filing date with Lee County. The filing date is considered the official public record, after the BOD adopted the change at a board meeting. The file/document name also attempts to summarize the type of file/document at a high level for ease in finding the document. Further description is provided here in the index.

The documents with a ● are historical and are no longer applicable because an amended filing came later.

The documents with a ➤ are currently in force. Note there can be additional amendments to sections in later dated files.

Keep in mind that the information you are looking for could require several files/documents to be referenced, and that section numbers within a file/document change as amendments are made.

## File/Document Index:

- '1 BBC original Declaration\_Rules Regulations\_Association 06-24-74 Docs'  
*This is the original document from the developer – The Point Development Corporation of Naples. This developer did not finish building the property.*
- '2 BBC Declaration 07-20-77 Docs 2'  
*This document filed by First Wisconsin National Bank of Milwaukee as the new developer.*
- '3 BBC Declaration \_Article XIV Leasing 06-18-90 Cert of Amend'  
*Amendment to lease/rent minimum period (from 7 days) to 30 days.*
- '4 BBC Declaration\_Articles of Incorporation\_ByLaws 03-20-92 Cert of Amend of Docs'  
*Amended and Restated in entirety: the Declaration, Articles of Incorporation and ByLaws. As of July 2023, these are still our base documents and amendments have been made as referenced below.*
- '5 BBC Declaration \_unit distribution 05-07-97 Cert of Amendment w PO'  
*Amendment to correct a clerical error of unit numbers.*
- '6 BBC Declaration \_Common Elements 09-29-00 Cert of Amend of Dec'  
*Amendment to explanation of Common Elements: including a share in the land and other common elements and common surplus.*
- '7 BBC 09-29-00 2nd Amend Rules and Regs'  
*Amended and Restated in entirety.*
- '8 BBC ByLaws \_Election BOD Term 04-28-03 Cert of Amendment 3'  
*Amendment to board member term (from 1 yr) to 2 yrs.*
- '9 BBC Declaration \_Leasing 06-22-06 Cert of Amend and Reinstated Dec'  
*Amendment to grandfather Owners of record before June 22, 2006 to lease/rent for periods of 6-30 days up to 3 times per year.*
- '10 BBC Rules Regs 06-21-2007 Cert of Recording'  
*Amended and Restated 04-04-2005 and amended preparedness 04-10-2007.*

- '11 BBC Rules\_Regs 08-28-2007 Corrective Cert of Recording'  
*Amended and Restated 08-01-2006 and amended preparedness 04-10-2007; 'preparedness' dealing with hurricane shutters and/or protective glass on all openings.*
- '12 BBC Declaration and ByLaws amendment to common elements and amendment rules75% 05-27-08 Cert Amend'  
*Amendment to voting thresholds in amendments to BBC official governing documents: 75% of voting interests with a minimum of 131 in favor for adoption. NOTE: Refer to '25 for another amendment for material alterations to common elements'*
- ' 12.1 BBC Vote Threshold calculator'  
*Guide for calculating voting action outcomes.*
- '13 BBC ByLaws \_Election 11-19-08 Cert of Amend of Bylaws'  
*Amendment to Board Election procedure: the Association to provide ballots not less than (from 30 days) to 14 days before the election.*
- '14 BBC Declaration\_Submerged Lands Lease 09232009'  
*Amendment adding new section with reference to public records. This is a renewable lease that authorizes the 34-slip residential docking facility with boat lifts, and the fishing pier, to be used exclusively for mooring of recreational vessels in conjunction with an upland residential condominium [BBC], without fueling facilities and without liveaboards. In 2022, this lease was transferred to the BBC Club Boat Slips, Inc (aka BSA, Boat Slip Association).*
- '15 BBC Rules Regs 01-28-10 Cert of Recordation Rules and Regs Aug-2009'  
*Amended and Restated in entirety.*
- '16 Bonita Beach Club Rules and Regs Amended February 2018 \_never recorded with Lee County'  
*Amended and Restated in entirety, however, never filed/recorded with Lee County. BBC used and amended this version for a few years.*

- '16.1 BBC amended rules and regulations, rule (6) exterior closet assignment Feb 1 2018'  
*Amendment for clarity and consistency of extra exterior closet (storage locker) assignments.*
- '17 Cert of Recording - Amended and Restated Rules & Regulations Adopted Apr\_1\_2021'
  - *Amended and Restated in entirety.*
- '17.1 Addendum for Renters\_Guests - Amended and Restated Rules & Regulations Adopted Apr\_1\_2021'
  - *Summary for renters and guests.*
- '18 Certificate of Amendment - recorded 7.30.21\_Declaration\_Bylaws - definitions\_plumbing 10days\_contract threshold\_bullet voting'  
*Amendments to definitions for clarity and consistency across governing documents; Amendment adding 10 day timeline for Owner to resolve plumbing issues; Amendment to raise the minimum invoice value before needing competing bids; Amendment to remove bullet voting for board elections.*
- '18.1 Plumbing response process Feb2025'  
*An explanation of responsibilities and timing when there is a suspected plumbing issue. This is supportive of the July2021 amendment.*
- '19 RULES FOR UNIT OWNERS AND THEIR CONTRACTORS 2-2022'  
*Summary of Owner responsibility and procedure for modifications and repairs to their unit.*
- '20 RESOLUTION: Authorizing Electronic Voting and Electronic Notice' (proposed/adopted April 5, 2022)  
*Consent Form to begin or change the authorized person for association notices and voting matters, in compliance with Florida Statutes 718.*

- '21 GRANT OF EASEMENT: BBC grant of perpetual non-exclusive easement (together with riparian rights) to BBC Club Boat Slips Inc.' (proposed/adopted February 10, 2023 – pending signatures)

*This is for the purpose of BBC Club Boat Slips Inc to obtain a sovereignty submerged lands lease from State of Florida as needed to operate a membership-based dockage facility located adjacent to the Condominium.*

- '21.1 Revised and Re-stated 1997 Indemnification Agreement' (Adopted September 15, 2022, Signed November 29, 2022)

*This agreement between Bonita Beach Club Association and BBC Club Boat Slips outlines several recitals for clarity of responsibilities between both entities. Only BBC Association Members can become members of the Boating Association.*

- '22 RESOLUTION: Adopting Limitations Governing Inspection and Copying of Association Records \_Aug 2023'

*Process for a Member's request to inspect and/or copy Association records held in the Office per Florida Statute 718.111(12)(a). Fees apply for paper copies.*

- '23 RULES & REGS for Social Pier and Docking Facility \_Nov 2024'

*From the BBC Club Boat Slips, Inc. A separate Association of boat slip owners. The Social Pier is open to BBKA members.*

- '24 Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_Dec 10 2024'  
*Amended and Restated in entirety.*
- '24.1 Addendum for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_Dec 10 2024'  
*Summary for renters and guests.*
- '24.2 Signature Page for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_Dec 10 2024'  
*Signature page for renters and guests acknowledging receipt*

- '25 BBC Declaration amendment to common elements approved 12-31-2024 \_filed 5-5-2025'  
*Amendment to voting threshold for material alterations of common elements with a minimum of 131 votes in favor for adoption.*
- '26 BBC Community Security & Video Surveillance Policy 2-6-2025'  
*Policy personal digital code assignment for access to common rooms/areas and how video surveillance is used.*
- '27 Common Room/Area Damage – Authority to Charge – Waiver Agreement for renters 2-6-2025'  
*Policy & Process for renters to sign and provide a copy of their driver's license and credit card at check-in (this is in addition to other waiver forms).*
- '28 Memo of Understanding – BBCA Legal Description 6-27-2025'  
*A description of the BBC property location and boundaries, latitude/longitude and distances.*
- '29 Declaration amendments to section 7.1 Common Elements to section 5.4.2.1 Transfer/Exchange of Use Rights of Limited Common Element Parking Spaces, approved 9-4-2025 \_filed 11-13-2025'  
*7.1: An update description of the BR/BA for unit 126 (from 1BR/1BA to 2BR/1BA) without change to its other descriptive factors;  
5.4.2.1: An added section to describe the process for transferring or exchanging assigned parking spaces (which are limited common elements).*
- '30 Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_10-29-2025 \_filed 11-14-2025'  
*Amended and Restated in entirety.*
- '30.1 Addendum for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_10-29-2025'  
*Summary for renters and guests.*
- '30.2 Signature Page for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_10-29-2025'  
*Signature page for renters and guests acknowledging receipt*

➤ '31 Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_1-26-2026\_filing pending'

*Amended and Restated in entirety. Changes related to the Entry to Association Property (2 entrance lanes, RFID tags, kiosk info), Parking (removal of reference to hangtags and vehicle decals) and the Appendix of Fees (extra RFID tag).*

➤ '31.1 Addendum for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_1-26-2026'

*Summary for renters and guests.*

➤ '31.2 Signature Page for Renters\_Guests - Amended and Restated Rules and Regulations BONITA BEACH CLUB ASSOCIATION \_1-26-2026'

*Signature page for renters and guests acknowledging receipt*

Last updated Jan 26, 2026