

BONITA BEACH CLUB ASSOCIATION, INC.
NOTICE OF SPECIAL MEMBERS' MEETING

To All Members: **On Thursday, the 6th day of February, 2025, at 1:00pm** EST via Zoom or by conference call, a Special Members' Meeting of the Association will be held. Please note that Association members are strongly encouraged to attend the Special Members' Meeting via Zoom or by conference call (see instructions below). There will be no physical location for the members' meeting because of the current state of the condominium property. Please submit your votes and proxy prior to the Meeting or prior to the Call to Order.

The meeting agenda is as follows:

1. Call to Order by the President
2. Proof of Notice of the Meeting; Determination of a Quorum
3. Membership Vote on:
 - a) **Approving plans with the shuffleboard relocated to the tennis courts and installing paved patios in the court yard area**
 - b) **Approving plans using concrete pavers in the gate entry area vs asphalt**
4. Adjournment

At least a majority (50% + 1) of the voting interests in the Association must be present in person or by proxy in order to hold the meeting. It is very important that you vote online (submit your proxy via Get Quorum) asap.

BY ORDER OF THE BOARD OF DIRECTORS

By: Chris Zahn

Licensed Community Association Manager

Date: 23rd day of January, 2025,

INSTRUCTIONS: Join Zoom Meeting

<https://us06web.zoom.us/j/9043872958?pwd=NnpSWUtJNTZkR2NYNWZxOUUMxcnovdz09>

Meeting ID: 904 387 2958

Passcode: BBC

One tap mobile

+13092053325,,9043872958#,,,,*794831# US

+13126266799,,9043872958#,,,,*794831# US (Chicago)

Or simply call in for audio only:

• +1 309 205 3325 US or Meeting ID: 904 387 2958

• +1 312 626 6799 US (Chicago) Passcode: 794831

BONITA BEACH CLUB AS SOCIATION, INC. LIMITED PROXY

The undersigned Owner(s) of Unit Number _____ located in Bonita Beach Club, a Condominium, hereby appoints (check one): ____ (a) Harlan Stueven, as President, on behalf of the Board of Directors to represent all votes received by electronic submission, mail, or hand delivery, or optionally ____ (b): if you check (b), write in the name of your proxy). _____, as my proxy holder to attend the Special Members' Meeting to be held on **Thursday, the 6th day of February, 2025, at 1:00pm** EST via Zoom and conference call. Failure to check either (a) or (b) or failure to write in the name of your proxy shall be deemed an appointment of the President as your proxy holder. The proxy holder named above has the authority to vote and act for me/us to the same extent that I/we would, if personally present, establish a quorum, adjourn and/or continue meetings, with the power of substitution, except that the proxy holder's authority is limited as follows:

LIMITED POWERS

For your vote to be counted on the following issues, you must indicate your preference below. I/WE SPECIFICALLY AUTHORIZE AND INSTRUCT THE PROXY HOLDER TO CAST MY/OUR VOTE IN REFERENCE TO THE FOLLOWING MATTERS, AS INDICATED:

- a) Approving plans with the shuffleboard relocated to the tennis courts and installing paved patios in the court yard area**
- b) Approving plans using concrete pavers in the gate entry area vs asphalt**

Be sure to vote on all choices and return them with this executed proxy page for your votes to count.

PLEASE SIGN AND DATE PROXY IN THE SPACE PROVIDED BELOW
(Signatures of Owner/s or Designated Voter/s)

Signature of Owner: _____

Printed Name: _____ Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Optional: Substitution of Proxy. The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date: _____ Signature of Proxy: _____

YOU MAY RETURN THIS PROXY WITH YOUR VOTE TO THE ASSOCIATION AS FOLLOWS:

VIA ONLINE: Get Quorum Software

Material Alteration Vote – FEBRUARY OF 2024

Material Alteration: Gate Entry Concrete Pavers vs Asphalt

The attached material relates to using concrete pavers in part of the entryway. Your Board and all licensed professionals support the use of pavers for the reasons stated below:

GATE ENTRY ENGINEERING and LANDSCAPE ARCHITECTURAL DRAWINGS:

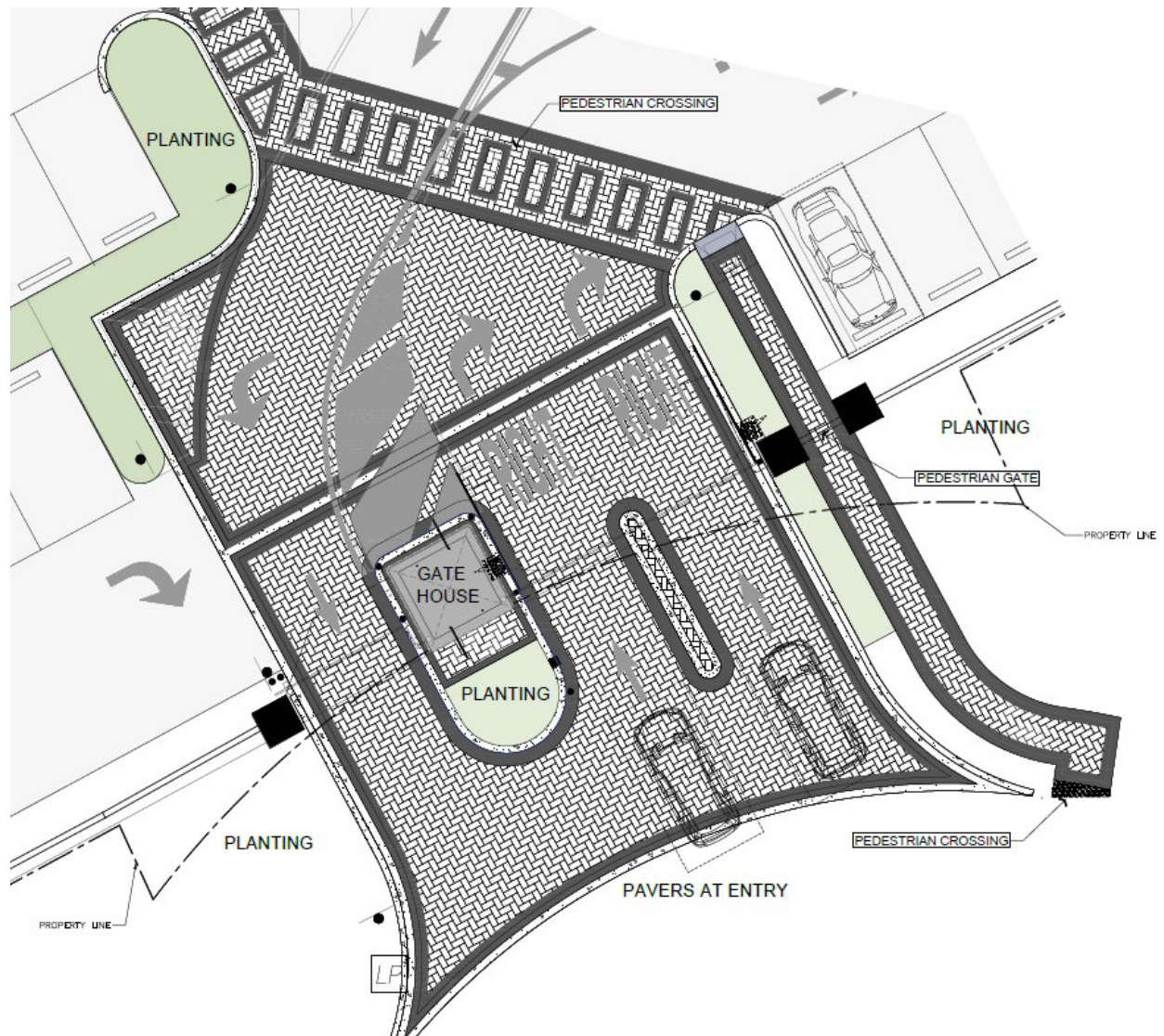


Figure 1: Conceptual aerial view of the gate entry with proposed traffic concrete paver areas in gray, including sidewalk connecting to corner of C&D building and to the roadside.

- **Kristin Jeannin, Metis Design:** “We recommend the addition of concrete pavers in place of asphalt at your entrance. Many respected, established communities in South Florida use decorative concrete pavers to accent features of their property. These pavers highlight the transition into the community, creating a sense of “place.” The pavers will work well to both compliment the newly renovated guardhouse and amplify other upgrades being made within the community.
- **Bart Zino, PBS Construction, Executive Project Manager:** “The Entry Gate is the first thing people see when they enter the property. What you see sets the tone for the community and has a greater effect on perceived value and desirability than does the interior of any individual unit.” “Paving in asphalt is dark, sterile and forbidding. There is no aesthetic, it is purely functional.”



Figure 2 Example of Proposed 4x8 inch, 3.15 inch thick concrete pavers.

COST:

- **Bart Zino,** “Paving in 2 ‘lifts’ (typically a base coat and then a final coat), runs about \$24 per square yard. Paver underlying prep for both is the same.” The Gate Entry, incremental cost of the traffic paver inlay, instead of asphalt, noted above is about \$250 per condo unit more than asphalt paving.

MAINTENANCE:

- **Asphalt Maintenance:**
 - Basic maintenance: “Average Costs for Common Tasks ; Pothole Repair, \$25 - \$50 per pothole ; Sealcoating, \$0.15 - \$0.25 per square foot (every 2-3 years); Resurfacing, \$1.50 - \$2.50 per square foot.” - Bonita Springs Asphalt Asphalt typically need to be resurfaced every ~15 years.

- **Paver Maintenance:**

- The average cost, including cleaning and resealing of pavers is ~\$2.75 per square foot, (in Florida, using) professional services, which typically includes power washing and applying a sealant every (3-5) years. - Home Guide Any repairs to or replacement of the pavers is comparatively inexpensive and can be done selectively without causing major aesthetic damages to the appearance, unlike asphalt repairs which are unsightly. With proper care, the pavers last up to 25 or 30 years, nearly twice as long as asphalt.

ADDITIONAL NOTES: We are providing you with conceptual plans to illustrate the general appearance of the proposed locations. Please note that all construction will be done according to the applicable building codes, subject to final architectural design standards, and best construction practices.

VOTE:

___ YES, Yes, I approve the conceptual plans depicted in Figures 1 and 2 and want to install concrete pavers at the gate entry area, which will compliment the newly renovated guardhouse and amplify other upgrades being made within the community. *This is unanimously supported by the BBC BOD and all the licensed professionals.*

___ NO, I prefer asphalt.

**ITEM NUMBER 2: PROPOSED MATERIAL ALTERATION:
SHUFFLEBOARD AND SUNSET VIEWING**

The attached material relates to rebuilding the common grounds, moving the shuffleboard close to the tennis courts and adding patio areas in our courtyard. Your Board and all licensed professionals support this relocation for the reasons stated below:

LANDSCAPE ARCHITECTURAL PLANS:

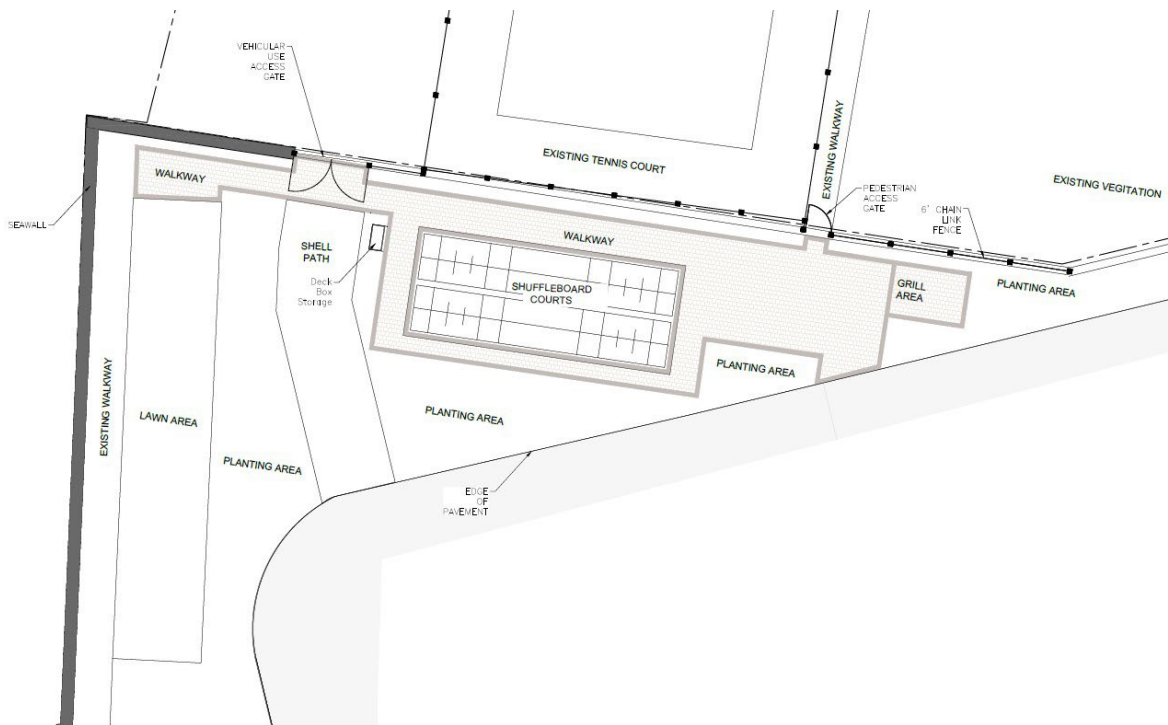


Figure one: Shuffleboard courts by the Tennis Courts



Figure two: Courtyard depicting the patios

Professional Opinion:

Kristin Jeannin, Metis Landscaping:

“We are proposing moving the shuffleboard court from its previous location in the main courtyard to a location by the tennis courts (Figure one) because, with other planned changes, this will allow for a greater sense of balance throughout the community by grouping “like kind uses” in a more strategic layout.”

Kristin Jeannin, Metis Landscaping

“Moving the shuffleboard courts would allow for the addition of patios... We feel this would allow for better balance to the courtyard, while also allowing the courtyard to be an area of

relative tranquility as compared to the area which would now house both tennis and shuffleboard, which are more active in nature.”

Security and other factors: The NW corner of the property will be secured by an extension of the tennis court fence and an extension of the retainer wall. Shuffleboard equipment will be secured in a locked cabinet. The sound from the Shuffleboard will not be echoing in the courtyard. Accessibility for any possible maintenance is much easier on the north side by the tennis courts.

Construction Cost: The shuffleboard reconstruction cost is the same in either location. The paver deck construction cost is approximately \$75 per unit. Any repairs to or replacement of the pavers are inexpensive and can be done very efficiently.

Additional Notes: We are providing you with conceptual plans to illustrate the general appearance of the proposed locations. Please note that all construction will be done according to the applicable building codes, subject to final architectural design standards, and best construction practices.

VOTE:

___ Yes, I approve the plans depicted in Figures One and Two and want to relocate the shuffleboard courts to a location by the tennis courts, thus providing balance and grouping “like kind uses” while allowing for ‘relative tranquility of sunset patios within the courtyard’. *This is unanimously recommended by the BBC BOD and our licensed consultant professionals.*

___ No, I want the shuffleboard courts in the courtyard.