

**PALMIRA GOLF AND COUNTRY CLUB  
MASTER HOMEOWNERS' ASSOCIATION, INC.**

TO: ALL MEMBERS OF PALMIRA GOLF AND COUNTRY CLUB MASTER HOMEOWNERS ASSOCIATION, INC.

You are hereby notified that a board of director's meeting of the Corporation is to be held at the Renaissance Center Club located at 28191 Matteotti View, Bonita Springs, FL 34135  
**10:00 a.m. on Tuesday, November 16, 2021**

**RESIDENTS MAY ATTEND THE MEETING IF THEY ARE VACCINATED**  
**IF YOU WOULD LIKE TO ATTEND THE MEETING REMOTELY,**  
**INSTRUCTIONS FOR GO TO MEETING ARE BELOW**

Tue, Nov 16, 2021 10:00 AM - 12:00 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/655963005>

**You can also dial in using your phone.**

United States: [+1 \(571\) 317-3122](tel:+15713173122)

**Access Code:** 655-963-005

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/655963005>

### **Agenda**

- 1) Ken Bloom
  - a. Roll Call
  - b. Proof of Notice of Meeting
- 2) Approval of last meeting minutes, October 19, 2021
- 3) Overview of October 2021 Financials – Jim Lukas
- 4) Any questions about October 2021 operational variances
- 5) ARC Committee – Adam Taloni
- 6) Community Safety Committee – Mike Burke
- 7) Landscaping, Fountains, and Entrance – Harvey Fontaine, Ken Bloom
- 8) PTC, Pickleball – Adam Taloni, Meghan Warner
- 9) Bocce Ball – Anne Grace, Meghan Warner
- 10) RCC Operation – Meghan Warner
- 11) Projects – Ken Bloom, Meghan Warner
- 12) New Business/Old Business
- 13) **Approve Budget for 2022**
- 14) Homeowner Comments
- 15) Adjournment

PALMIRA GOLF & COUNTRY CLUB MASTER HOA  
OPERATIONS BUDGET FOR 2022

Units	821		Proposed 821			
	2021	2021	2022	2022	2022	2022
	Budget	Cost/Unit Quarter	Budget	Cost/Unit Quarter	Cost/Unit Month	Cost/Unit Year
<b>ADMINISTRATION</b>						
5030 - Bar Code Income	1,200.00	0.37	1,200	0.37	0.12	1.46
5035 - Bank Interest Income	180.00	0.05	180	0.05	0.02	0.22
5045 - Rent Income	-	-	-	-	-	-
	<b>1,380.00</b>	<b>0.42</b>	<b>1,380.00</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Palmira Master</b>						
7000 - Administration	238,537	72.64	278,435	84.79	28.26	339.14
7100 - Utilities						
7200 - Electric	99,384	30.26	99,384	30.26	10.09	121.05
7300 - Water	1,464	0.45	1,464	0.45	0.15	1.78
7399 - Access Control						
7400 - Main Gate	230,196	70.10	247,716	75.43	25.14	301.72
7410 - East Gate	8,812	2.68	11,412	3.48	1.16	13.90
7500 - Maintenance						
7501 - Common Area	146,970	44.75	146,970	44.75	14.92	179.01
7600 - Fountains	30,920	9.42	34,840	10.61	3.54	42.44
7700 - Entry Walls	5,750	1.75	5,750	1.75	0.58	7.00
7800 - Landscaping	784,832	238.99	798,832	243.25	81.08	973.00
8000 - CDD Property						
8100 - Bonita Beach Road	18,016	5.49	18,016	5.49	1.83	21.94
8200 - Parklands West CDD	88,618	26.98	88,618	26.98	8.99	107.94
8300 - Parklands Lee CDD	27,256	8.30	27,256	8.30	2.77	33.20
<b>Total Master Expense</b>	<b>1,680,755</b>	<b>512</b>	<b>1,758,693</b>	<b>536</b>	<b>179</b>	<b>2,142</b>
<b>TOTAL NET SHORTFALL MASTER</b>	<b>1,679,375</b>	<b>511</b>	<b>1,757,313</b>	<b>535</b>	<b>178</b>	<b>2,140</b>
<b>Renaissance Center</b>						
5015 - Tennis	71,724	21.84	71,724	21.84	7.28	87.36
5014 - Tennis Lesson/Clinics	24,312	7.40	25,524	7.77	2.59	31.09
5020 - Misc. Income	16,200	4.93	16,200	4.93	1.64	19.73
5022 - Transfer Fees	7,608	2.32	7,608	2.32	0.77	9.27
5101 - Village Grill Income	229,280	69.82	496,516	151.19	50.40	604.77
5301 - Bocce Dues	4,800	1.46	4,800	1.46	0.49	5.85
5403 - Training Usage Fee	39,420	12.00	65,280	19.88	6.63	79.51
5035 - Spa Usage Fee	1,560	0.48	-	-	-	-
<b>Total Non Assessment Income</b>	<b>394,904</b>	<b>120</b>	<b>687,652</b>	<b>209</b>	<b>70</b>	<b>838</b>
<b>Renaissance Center Expenses</b>						
5600 - Cost Of Sales	81,601	24.85	170,676	51.97	17.32	207.89
6000 - General & Administration	280,284	85.35	316,576	96.40	32.13	385.60
6100 - Fitness	188,436	57.38	216,606	65.96	21.99	263.83
6200 - Activities	12,000	3.65	13,800	4.20	1.40	16.81
6299 - Bocce Ball	6,036	1.84	7,644	2.33	0.78	9.31
6300 - Tennis	166,030	50.56	183,672	55.93	18.64	223.72
6400 - Pool	73,224	22.30	82,212	25.03	8.34	100.14
6500 - Locker Room	5,700	1.74	6,600	2.01	0.67	8.04
6600 - Maintenance	205,192	62.48	225,504	68.67	22.89	274.67
6700 - Utilities	81,348	24.77	106,956	32.57	10.86	130.28
6800 - Village Grill	321,096	97.78	537,460	163.66	54.55	654.64
6900 - Parks	6,960	2.12	6,300	1.92	0.64	7.67
7000 - Other Expense	75,812	23.09	101,600	30.94	10.31	123.75
<b>TOTAL EXPENSE</b>	<b>1,503,719</b>	<b>458</b>	<b>1,975,606</b>	<b>602</b>	<b>201</b>	<b>2,406</b>
<b>TOTAL NET SHORTFALL RCC</b>	<b>1,108,815</b>	<b>338</b>	<b>1,287,954</b>	<b>392</b>	<b>131</b>	<b>1,569</b>
Total Expense Less Sales	2,788,190	849.02	3,045,267	927.30	309	3,709
Cable Cost per Unit Hot Wire	476,510	145.10	394,080	120.00	40	480
Vision 2020 Interest	-	-	-	-	-	-
Reserve Assessment	164,200	50.00	246,300	75.00	25.00	300
<b>TOTAL ASSESSMENT</b>	<b>3,428,900</b>	<b>1,044.12</b>	<b>3,685,647</b>	<b>1,122.30</b>	<b>374</b>	<b>4,489</b>

Variance Breakdown

	Month			Quarter			Year			
	2021	2022		2021	2022		2021	2022		
Operating Cost	170.46	178.37	(7.91)	511.38	535.11	(23.73)	2,045.52	2,140.45	(94.93)	1.05
Cable Cost	48.37	40.00	8.37	145.10	120.00	25.10	580.40	480.00	100.40	0.83
Renaissance Center	112.55	130.73	(18.18)	337.64	392.19	(54.55)	1,350.57	1,568.76	(218.20)	1.16
Reserve Cost	16.67	25.00	(8.33)	50.00	75.00	(25.00)	200.00	300.00	(100.00)	1.50
<b>Total Assessment</b>	<b>348.04</b>	<b>374.10</b>	<b>(26.06)</b>	<b>1,044.12</b>	<b>1,122.30</b>	<b>(78.18)</b>	<b>4,176.49</b>	<b>4,489.22</b>	<b>(312.73)</b>	<b>1.07</b>