Board of Directors Meeting Minutes

Hawthorne Community Association, Inc

February 17, 2026

Hawthorne Main Clubhouse – 10401 River Rock Blvd., Bonita Springs, FL 34135

Call to Order: The Meeting was called to order at 4:30 PM.

Establish a Quorum: A quorum of the Members was established with the following BOD Members present: Bob Genzano, Richard Kappler, Garry Schaffer, Chuck Yanni and John Hunter.

Proof of Notice of Meeting: Notice of the Meeting was distributed to all Members.

Approval of Prior Meeting Minutes:

A Motion was made by John Hunter to waive the reading and approve the meeting minutes of January 20, 2026 as presented. The Motion was seconded by Garry Schaffer and passed unanimously.

Old Business:

20 Year Celebration: A save the date for April 12, 2026 has been sent to the community for the 20 year celebration event. The event is anticipated to include live music, catered BBQ style food and activities for adults and children.

Round Table: A round table was recently held with approximately 20 people in attendance. Two Board Members were present, Garry Schaffer and Richard Kappler. It provided an open forum for Members of the Community to bring forth topics of concern or suggestion. The next round table will be announced via email and held in the Main Clubhouse.

Annual Meeting: The Second Notice of Annual Meeting is to be distributed to the Membership shortly. Members are encouraged to attend or submit a proxy in advance of the meeting. There is currently no candidates that submitted their name to run for the two open Board Member seats. Another solicitation will be sent to the community to seek volunteers.

New Business:

2024 Financial Audit Approval: Item deferred to next meeting as the Board of Directors requested a formal recommendation from the Finance Committee.

Contracts:

Johnson Engineering: WUP Compliance and Reporting: $11,400.00 (Operating): A discussion regarding what the contract oversees was held noting that the reporting is to the state to ensure compliance.

Southern Soffit: Installation of Gutters at LS Clubhouse: $1,350.00 (Operating): The proposal is for the installation of gutters on the Luckystone Clubhouse on the backside of the building.

Retroactive: Leaking Pools to Locate and Repair at Main Pool: $1,850.00 (Operating): The pool company noted that a leak had been identified however the location of the leak under the deck was unknown. A leak detection company was necessary to determine the exact location.

GT Boys Pavers to Remove & Replace Cement for Bike Racks: $1,300.00: The proposal is for the replacement of the concrete pads and the labor to install the new bike racks. The price does not include the cost of the bike racks.

A Motion was made by Garry Schaffer to approve the proposals presented for Johnson Engineering, Southern Soffit, Leaking Pools and GT Boys. The Motion was seconded by Chuck Yanni and passed unanimously.

Grande Aire HVAC Maintenance Agreement: $2,032.00 (Operating): The proposal is the annual cost to maintenance the HVAC systems in both clubhouses, both guard houses and the pump house. The Board of Directors noted that they do not wish to pay up front for the year but rather after each service performed.

A Motion was made by Garry Schaffer to approve the Grande Aire Maintenance proposal contingent upon payment being quarterly in line with the maintenance being performed. The Motion was seconded by Richard Kappler and passed unanimously.

Replacement of 3 Bike Racks (2 at MCH and 1 at LSC: The facilities committee presented a request to replace three bike racks as the existing racks are in poor condition. The cost is $2,073.00 for all three new racks.

A Motion was made by Garry Schaffer to approve the purchase of three bike racks at cost of $2,073.00 and any adjustment needed for tax. The Motion was seconded by Richard Kapplier and passed unanimously.

Reports:

Treasurer's Report: Garry Schaffer provided a financial review of the current finances of the community. It was also noted that he is working on a full review of the 2025 yearend numbers with the accounting staff.

Chesapeake Cove: None.

Hideaway Cove: None.

Homeowner Comments: Members were provided the opportunity to speak on each Agenda items.

Adjournment: With no further business to discuss, the meeting was adjourned at 5:50 PM.

Respectfully Submitted,

Richard Kappler
Secretary/Vice President