

### ??What will the new Community Center cost me??

While acknowledging that a number of factors may still change, such as final construction costs and interest rates, the Condo Board has a fairly firm idea of the answer to this question:

**Lot owner share:                      \$2,287.00 (per lot owned)**

- **Payment Option 1: \$2,287.00 (paid up front, one time, no interest costs)**
- **Payment Option 2: \$79.00 (principal plus interest paid quarterly along with my Condo Fee)**

[These options do not include any contribution from MRR, which has yet to be determined.]

## **Condo Board Report**

### **Summer Board Meetings**

Summer meetings of the Condo Board conducted by conference call took place as follows: May 8, June 12, July 10, August 21, and September 11. The telephone hookup for these meetings was located in the Community Center so residents could listen in. Many took advantage of this method of attending. The minutes are posted in the Community Center on the shelf near the pool hall. Various aspects of plans for renovation of the Community Center dominated the agendas of these meetings.

### **Condo Board Meetings October 22 and 23, 2003**

The architect and builder selected to work on the plans for renovating the Community Center each made presentations at these meetings using visual projections and a model of the renovated Community Center.

A motion passed on October 23 moved the date of the vote on the renovation plan and related items from December 2, 2003 to January 13, 2004. The change to January was made based on the fact that a significantly higher number of owners will be present at that time. For the project to proceed, there must be a 60% "yes" vote of those voting. [At a working session of the Board on October 28<sup>th</sup>, the January meeting date was changed to the 12<sup>th</sup> to avoid a conflict with an activity already scheduled.]

The model of the proposed renovated Community Center may be seen in the lower hall of the Community Center

### **The Preferred Plan**

In the vote on January 12, our Condo Board will be asking for lot owner approval to proceed with **The Preferred Plan**, as reflected in the proposed model.

**The Preferred Plan** utilizes the basic structure, which the contractor regards as not only sound, but of superior quality. It would result in a new building, while still retaining the basic form of the current Center, one that should last for several decades – as our current building has done  
( Please see over)

This plan will also add some 14,174 “under roof” square feet to the present building. Removing berms and utilizing roof decks on the pods adds 33,542 square feet of usable outdoor space. Two hundred additional seats will be available for dining on the lower floor plus two elevators and many more significant improvements. It would utilize steel beams in the roof areas versus wood in the present building, thus reducing fire hazard. Installation of the necessary sprinkling system would be easier and less costly. New bathrooms, a new ramp, and a widened walkway on the second floor would bring the building into compliance with ADA requirements.

### **The Fix-it Alternative**

In the event that we fail to pass **The Preferred Plan**, a **Fix-it Alternative** will simply bring the current building up-to-code; upgrade the kitchen and provide required storage for food (separate from mechanical and cleaning supplies); install sprinklers throughout; create additional fire escape exits on the lower floor; and bring facilities up-to-code for the handicapped. With a **Fix-it Alternative**, we would still have an old building that would have much higher maintenance costs, and would certainly face additional remodeling and expansion in upcoming years.

In a **Fix-it Alternative**, the Activity Offices would have to be moved to make room for an upgraded kitchen and for food storage. These Offices would either have to be moved temporarily to the Annex (losing space for activities) or to a modular unit separate from the Community Center. Another possibility would be to move the Activity Offices into the space currently occupied by the pool hall; however, we would then face the cost of building a new pool hall elsewhere in the Park – or moving it into the Annex. None of these scenarios seem desirable.

Also, it is important to know that the Park’s four air conditioning systems are worn out and must be replaced. The hardwood floor in the ballroom will only take about one more sanding as the backing is already showing through in a few places.

### **Projected Costs**

The estimated cost of a **Fix-it Alternative** is, at a minimum, one and a half million dollars; and, it will result in a need to find more space outside of the Center for existing activities at additional cost. We would still have a 33-year old building with a limited lifespan, a likely need for major repairs and replacements (MRR) and high maintenance costs.

While costing about two million dollars more than the **“Fix-it,” The Preferred Plan** will provide us with an exciting new structure that will serve as an attraction to future homebuyers. We will have another 14,174 “under roof” square feet, and our Center will meet our needs for many years to come.

### **Coffee Sessions**

For the immediate future, over coffee and doughnuts, Condo Board members and management will continue to be available each Wednesday morning from 8:00 to 9:00 to answer questions, share ideas, and provide up-to-date information.

### **Condo Board Work Sessions**

A series of open Condo Board Work Sessions have been scheduled, in addition to the Board’s regular meetings, as a means of arriving at the best possible decisions, and in keeping with the Board’s ongoing efforts to involve lot owners.

- November 5 (Oasis), 2:30 – 5:30 pm
- November 17 (North & South Card Room), 9:00 – 11:00 am.

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